



Hafen
67 The Street | Capel St. Mary | Suffolk | IP9 2EG

Guide Price £ 385,000 | Freehold

FINE & COUNTRY



Hafen

A charming three bedroomed detached period cottage situated in a highly accessible location within the sought after village of Capel St Mary. Hafen is central to the village and within walking distance of all local amenities. The A12 and A14 trunk roads are a few minutes away. Manningtree railway station is a 15 minute drive and provides access to London Liverpool Street within an hour.

The property benefits from three reception rooms, family bathroom with shower, open red brick fireplace with wood burner, sealed unit double glazing, gas central heating, conservatory/ garden room, Studio/ office, sunny south facing paved gardens, two good sized car parking spaces and is in good decorative order - exterior recently painted.

An early internal viewing is strongly advised.



Summary of Accommodation

Entrance Lobby, Open plan Living Dining Room, Conservatory, Snug/ Living Room, Kitchen, Utility Room, Cloakroom, Landing, 3 Bedrooms, Bathroom with Shower, Enclosed sunny gardens, two car spaces.



The Accommodation

Solid Front Door to:

Entrance Lobby

Small window and fully glazed door to:





L Shaped Living / Dining Room

Central archway. Four pairs of wall lights. Two double radiators. Engineered oak flooring. TV point. Two inset spotlights. Fully glazed double doors through to:



Conservatory

Pair of wall lights. Electric heater. Double doors to patio.



Snug / Living Room

Red brick open fireplace with inset wood burner. Oak flooring. TV point. Cluster 3 spotlights. Door to stairs to first floor.





Kitchen

Dual aspect windows. Inset white single drainer sink unit set in solid pine work surfaces with cupboards, drawers and space under. A range of cream/ cottage style cupboards and internal dishwasher. Space for fridge/freezer. New Range set within red brick fireplace - double oven, grill and hot plates with extractor fan over. Glass fronted eye level units. radiator, centre light, slate flooring. Exposed beams - access to small loft area. Stable door to rear gardens and door to:





Utility Room

Dual aspect windows with Velux roof skylight. Wooden work surfaces with space and plumbing for a washing machine, tumble dryer and a single drinks fridge under. Water softener. Eye level cupboards. Radiator, wall light. Second door to rear gardens. Door to:



Cloakroom

White Suite comprising wall mounted basin and close coupled WC.



First Floor Landing

Built in cupboard with radiator/ shelving/ c/h controls. Electric fuse board cupboard. Carpet. Doors to:



Bedroom One

Dual aspect windows. Built in wardrobe. Radiator and wrought iron fireplace with pine surrounds.



Bedroom Two

Range of built in wardrobes. Radiator. Louvre fronted cupboard house recently fitted Gas fired boiler serving domestic hot water and central heating system.



Bedroom Three

Presently used as a Dressing Room with a large double fronted wardrobe which the vendors advise is to remain. Radiator, window.



Bathroom

Corner bath with shower mixer taps. Built in single shower cubicle with power shower. Radiator, window with blind, extractor fan, cushion flooring.

Outside

The south-facing rear gardens are mainly laid to attractive patio areas with adjacent lawns, totally enclosed by red brick wall/ close board fencing.

Raised herb beds on railway sleepers.

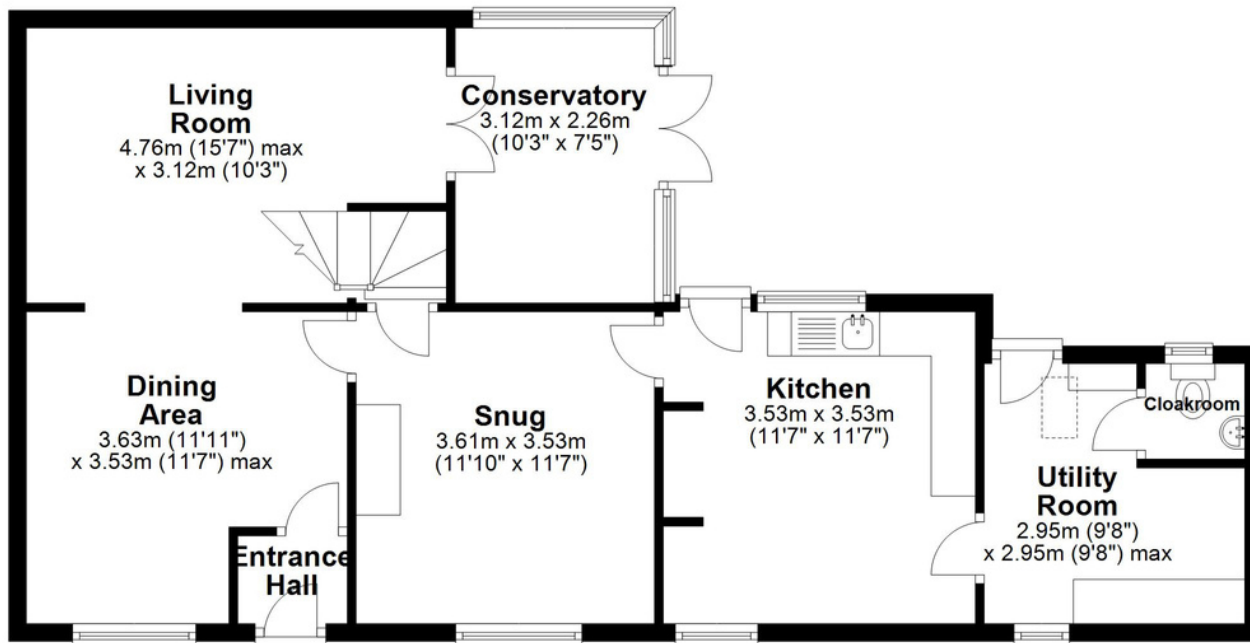
Studio - approx. 13ft x 13 ft with power and light and garden shed 12ft x 10ft with power, light and external power sockets for use with garden equipment.



Many outside security and garden lights. Secured gate provides pedestrian access to two good size car parking spaces to the side of the property. Wrought iron fencing with gold balls encloses minimal front garden.

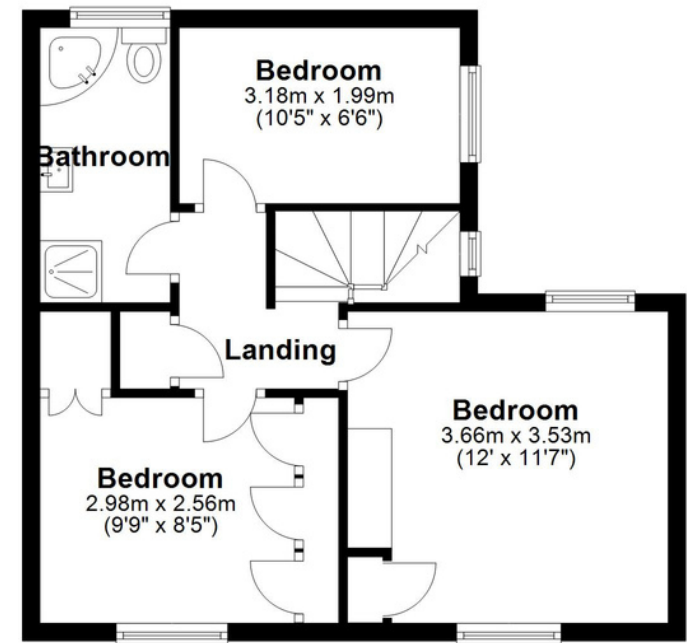
Ground Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 110.2 sq. metres (1185.8 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Services

We understand from the Vendors that all mains services are connected to the property.

Possession

Vacant Possession Upon Completion.

What three words

///height.forest.treatment

Council Tax

Babergh District Council - Band D -
£2,021.71



About the Area

Capel St Mary is a varied and inviting village that combines excellent schooling opportunities along with extensive village services. The village has a range of local facilities, including a selection of shops, the village pub, Police Station, three Churches, Doctor's Surgery and Dental Practice. The Primary School is located within the heart of the village as well as a Library and an award winning allotment site. There are two children's Play Areas, a Community Playing Field currently hosting bowls, football and running clubs, and a large Village Hall complex.

Situated off the A12 between Ipswich and Colchester, the village is in good commutable distance to London Liverpool Street via railway connections from Ipswich or Manningtree Station.

Viewing strictly by appointment with
Fine & Country Ipswich - 01472 289700 or

Outside Normal Office Hours -
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