



Grier & Partners



3 THE DRIFT, CAPEL ST. MARY, IPSWICH, IP9 2DU
ASKING PRICE OF £575,000





INTRODUCTION

An immaculate and spacious detached four bedroom family home built in 2010, built to a high standard throughout. With solar panels for hot water, double glazing, gas fired radiator heating and stone tiling to ground floor rooms, we highly recommend a viewing.



CAPEL ST MARY

is well served with a range of facilities including village shops, primary school and three churches, GP surgery and dentist, hairdressers and petrol station. The primary school is situated in the heart of the village and the catchment school at East Bergholt High School is approximately 5 miles away. 6th Form colleges are at Ipswich and Colchester, together with a number of independent schools in the area. The mainline railway station at Manningtree is within easy access with a journey time of approx. 1 hour to London Liverpool Street and the nearby A12 and A14 connect to the country's motorway networks and London Stansted airport is approx 1 hour away.

DIRECTIONS

From the A12 take the slip-road into Capel St Mary main street. Follow the street passing the parade of shops on the right hand side and continue for approximately 1/2 mile and The Drift can be found on the left just before the church.

INFORMATION

Of brick and block insulated cavity construction, under a tiled roof, this spacious property was built in 2010 by renowned local builders. The property benefits from gas fired radiator heating, fitted kitchen with integrated appliance, solar panels for heating the water together with an immersion heater, attractive fossil stone flooring to part of the ground floor and a very attractive enclosed rear garden.

SERVICES

Mains electricity, gas, water and drainage are connected. Solar Panels to heat hot water.

Local Authority : Babergh District Council 01473 822801

Council Tax Band - E

EPC Rating - tbc

AGENTS NOTE

Please note: As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.



ON THE FIRST FLOOR:

LANDING

A spacious area with loft hatch and ladder, airing cupboard with hot water cylinder, control for solar panelled hot water and doors to all rooms, window to rear

BEDROOM ONE

17' 10" x 11' 2" (5.44m x 3.4m) window to front, walk-in dressing area.



EN SUITE SHOWER ROOM

with shower cubicle, vanity unit with wash hand basin, low level w.c, fully tiled walls and floor, extractor fan, ladder radiator, recessed lighting.

BEDROOM TWO

10' x 9' 9" (3.05m x 2.97m) window to front and built-in shelved cupboard.

BEDROOM THREE

8' 3" x 8' 2" (2.51m x 2.49m) with window to rear and double built-in wardrobe.



BEDROOM FOUR

9' 2" x 8' 1" (2.79m x 2.46m) with window to rear.

BATHROOM

Contemporary style with double sized walk in shower with fixed shower head and fully tiled walls, vanity unit with wash basin, low level w.c, extractor fan, fully tiled walls and floor, ladder radiator, wall mounted electric fan heater.

ON THE GROUND FLOOR:

HALLWAY

with limestone floor and understairs cupboard

CLOAKROOM

with low level, w.c, wash basin on vanity unit and stone floor.



SITTING ROOM

17' 2" x 10' 11" (5.23m x 3.33m) Window to front and double doors to garden and terrace, coal effect gas fire set in stone surround and hearth.



DINING ROOM

10' 10" x 10' 6" (3.3m x 3.2m) with square bay to front.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA -10'6" X 9'10" extensively fitted with range of base and wall units, extractor fan above electric hob, integrated oven unit, integrated fridge/freezer and dishwasher, granite work surfaces, fossil stone tiled floor, water softener, wine cooler and microwave oven.

BREAKFAST AREA 9' X 11'4" with double doors and window to garden. Door to



UTILITY ROOM

5' 8" x 5' 11" (1.73m x 1.8m) with plumbing for washing machine, gas fired boiler, extractor fan, sink unit and drainer, fitted units and door to garden.

OUTSIDE

FRONT GARDEN laid to lawn with flower beds and stone path to the front of the house and around the side to the rear garden. The driveway passes under an archway, providing covered parking, to the:



GARAGE (9'1" x 18'6") with electric up and over door with power and light connected and door to rear garden.

REAR GARDEN is enclosed by high brick wall and enjoys a westerly aspect. Extensive planting to borders and a feature flower bed set between the hard landscaping with seating area to the rear of the garden. A wooden decked area with electrically operated canopy over is accessed from the sitting room and provides a private area in which to sit and admire this attractive garden.









EPC pending....