



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

3 FRIARS, CAPEL ST. MARY, IPSWICH, SUFFOLK, IP9 2XS  
ASKING PRICE OF £355,000







#### **INTRODUCTION**

this modern, well presented, efficient and stylish three bedroom detached family home in the Suffolk village of Capel St Mary, offers great living space on the ground floor including open plan kitchen/dining room and three well sized bedrooms on the first floor. Outside a good size rear garden is complimented by a well-presented front garden and ample private driveway offering parking for a number of vehicles to the side. We highly recommend a viewing.

#### **DIRECTIONS**

from the A12 heading South take the Capel St Mary turn and the second exit at the roundabout back under the A12, and then take a left onto London Road, after approximately one third of a mile passing the garden centre on your left turn right into Friars where the property can be found on the right-hand side with extensive driveway parking to the side.



#### **INFORMATION**

of cavity brick and block construction under a tiled roof, a good level of Insulation is present throughout, windows and doors are UPVC double glazed units. Heating is via a





modern condensing boiler to radiators throughout and hot water via storage tank in the airing cupboard. Wiring is modern and provided via an RCD protected consumer unit which also supplies the garage.

### CAPEL ST MARY

the property is located just along the road from the village playing fields and play area, a hub for village sports activity and a wonderful open access green space to have on the doorstep. The Village has a good range local facilities including several village shops, well regarded primary school, several churches, GP surgery and dentist. The primary school is situated in the heart of the village, high school catchment for East Bergholt High School and sixth form centre in both Ipswich and Colchester. There are a number of independent schools in the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Main line railway in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.

### SERVICES

mains water, electric, gas and drainage are connected to the property. Local Babergh District Council contact 0300 123 4000. Council tax band – D (2023/24 £2,021.71) - Energy Performance Rating - D -



### ACCOMMODATION

over two floors, on the ground floor:

### ENTRANCE HALL

10'05 x 3'11 secure door from the front garden and pathway into this spacious hallway, Karndean dark oak effect flooring extends throughout the ground floor, stairs to the first floor, window to the side (South) and doors to:

### CLOAKROOM

6'07 x 3'00 opaque window to the front (West), tiled walls to chest height, wash basin inset to cupboard, w/c and heated towel rail.

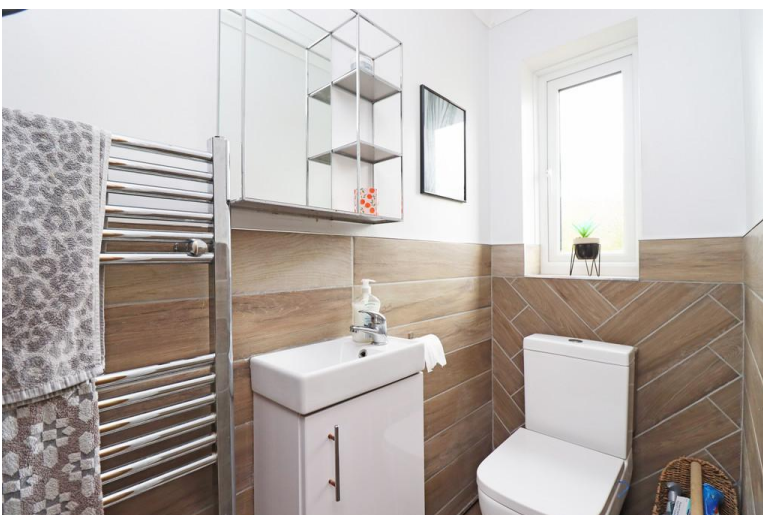
### SITTING ROOM

14'11 x 13'01 (max) window to the front (West), spacious family friendly sitting room with built in storage space to the side, opens through a panel glazed door into the:

### KITCHEN-DINING-ROOM

16'04 x 9'06 window and glazed double doors open into





the rear garden (East), this contemporary style kitchen has been cleverly designed to maximise the available space and achieves a great combination of extensive storage/work space and an open plan feel. To the side a built-in bench maximises dining space overlooking the garden. The kitchen features a range of contemporary light grey wall and base units with light granite work surfaces to three sides and over the peninsular unit, under-mount sink with wander tap and drainage, inset hob with extractor over. Built in eye level oven and microwave, fridge, freezer, dishwasher and washing machine. Further larder cupboard to the side provides extensive additional storage space. Wall mounted boiler concealed within kitchen unit.

### **ON THE FIRST FLOOR**

three bedrooms and a family bathroom from the:

### **LANDING**

7'02 x 6'00 window to the side, stairs ascend from the ground floor, loft access and doors to:

### **BEDROOM ONE**

15'00 x 9'01 window to the front overlooking the playing fields, spacious bedroom with wardrobes to the side and ample space for king size bed with room to spare.

### **BEDROOM TWO**

10'01 x 9'07 window to the rear overlooking the garden, currently configured as a single room but with ample space for double bed if required.

### **BEDROOM THREE**

10'08 x 7'01 window to the front, airing cupboard over the stairs, built in cabin bed to the side of this generously sized third bedroom.

### **FAMILY BATHROOM**

6'05 x 5'11 opaque window to the rear, fully tiled walls to ceiling height and composite Karndean wood effect flooring. Bath inset to the rear with screen and dual shower over, cantilevered vanity unit with inset wash basin, back-lit vanity mirror, w/c and heated towel rail along with an extractor fan complete this stylish, contemporary and practical family bathroom.

### **OUTSIDE**

immediately to the rear of the house an area of terrace opens out onto an expanse of artificial grass with a





pathway to one side and gravelled area with space for plant pots to the other. At the foot of the garden an area of raised decking provides an excellent outside seating and dining space that takes in afternoon and evening sunshine, just beyond the garage is space over a paved area for a garden shed. Boundaries are securely fenced to all sides with a gateway to the driveway and door to the garage. The driveway is extensive with private parking for a number of vehicles.

#### **SINGLE GARAGE**

17'05 x 8'08 brick built garage under a tiled roof with space for storage over the rafters, powered roller door to the front from the driveway and power and light in the building along with storage racking to the rear. A highly useful space.







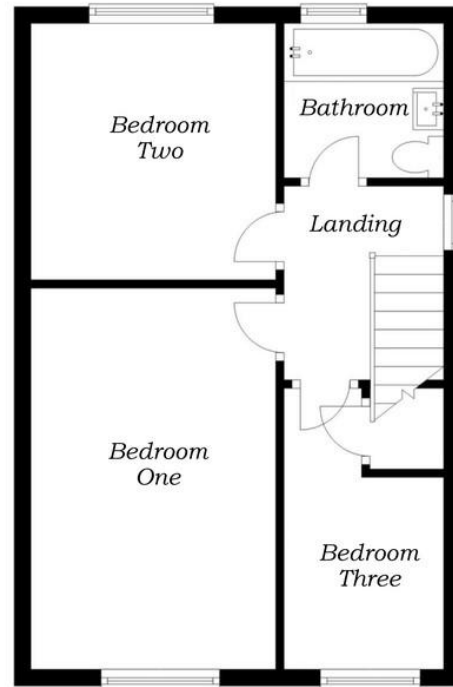
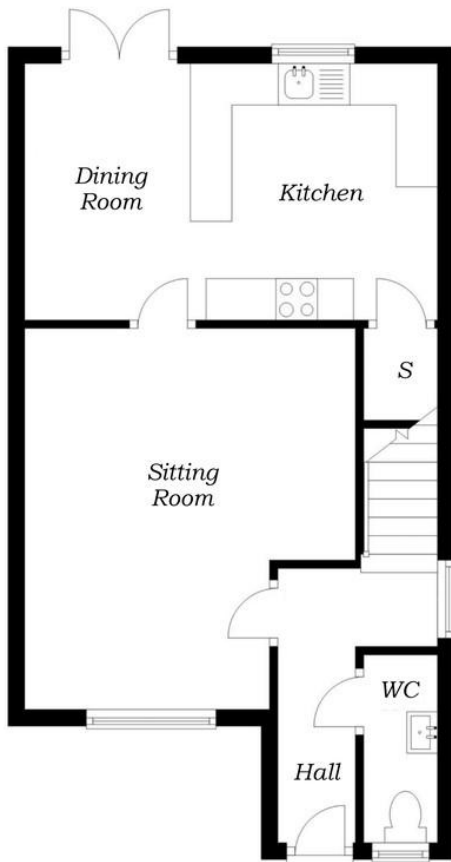






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		