



Grier & Partners
— LAND AND ESTATE AGENTS —

7 BROOM WAY, CAPEL ST. MARY, IPSWICH
SUFFOLK, IP9 2XN
ASKING PRICE OF £499,950





INTRODUCTION

situated on the edge of the village of Capel St Mary, this four bedroom detached family house benefits from an abundance of space ideal for family life. Presented to a high standard throughout and offering separate utility and garage storage space, the property is both practical and desirable. We highly recommend a viewing to appreciate this home in person.

DIRECTIONS

from the A12 heading South take the Capel St Mary turn and go back under the A12 onto The Street, take the second right onto Thorney Road and then second right again onto Longfield Road, the property can then be found on the right hand side after a quarter of a mile within the quiet Broom Way cut-de-sac. Ample driveway parking.





INFORMATION

Of traditional brick and block cavity construction under a tiled roof with part brick and part weatherboard elevations. Heating is provided via a modern gas fired conventional boiler to radiators throughout with hot water provided by a mains pressure system in the loft. Electrics are supplied via a RCD consumer unit. Windows and doors are double glazed throughout. Extended to the rear in 2018 and with works completed to enlarge the fourth bedroom with a larger dormer window in 2015. Gas supply pipe (capped) in place beside fireplace in the sitting room. High speed fibre broadband available to the property.

SERVICES

All mains services are connected, Superfast broadband is available, Good mobile coverage for most providers, Babergh District Council 0300 123 4000, Council Tax Band - D, EPC rating -

CAPEL ST MARY

has a good range of local facilities including several village shops, 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 centres 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 stations in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.

ACCOMMODATION over two floors:

ON THE GROUND FLOOR

extensive living space, accessed from the front driveway via a secure part glazed front door and panel to the side into the spacious:

HALLWAY

12'8 x 6'0 stairs to the first floor, door to under stairs cloakroom with w/c and wash basin (extractor fan and recessed ceiling lights). Cupboard to the side, doors to ground floor rooms including:

SITTING / DINING ROOM

25'00 x 11'11 window to the rear (East) overlooking the garden, oak effect flooring extends from the hall through the sitting room and into the garden room. Feature electric fireplace and ample space to the side for a large dining table.



GARDEN ROOM

12'11 x 11'10 vaulted ceiling, dual aspect windows to the rear (East) and side (South) including a pair of panel glazed French doors out onto the flagstone terrace. This inviting room draws together the charming exterior and interior aspects of the property.

KITCHEN BREAKFAST ROOM

15'11 x 9'11 windows and door to the side (North) and bay window to the front (West), this well appointed and modern space benefits from a fitted breakfast bar with space for four, large larder cupboard to the side and recessed ceiling lights. The kitchen area is well designed and laid out including ample wall and base units to three sides with granite effect work surfaces to three sides including an inset stainless steel SMEG sink and drainer. The kitchen also benefits from an integrated eye level double oven and grill, full height integrated fridge, integrated dishwasher and bin drawer. Neff four ring gas hob to the side with extractor fan over.



UTILITY ROOM

12'08 x 7'10 window and half glazed door to the side, this highly useful space has been fitted out with extensive storage cupboards to both sides also providing space for the tumble dryer. To the far end granite effect work surface with inset sink and drainer, cupboard over, space and plumbing under for a washing machine.



ON THE FIRST FLOOR

four spacious bedrooms:

BEDROOM ONE

11'11 x 11'06 window to the rear overlooking the garden and to the side open countryside. This generously sized bedroom has space for a large double bed and freestanding wardrobes, door through to the:

EN-SUITE

8'01 x 6'02 opaque window to the side, recently re-fitted space with fully tiled walls to ceiling height, oak effect flooring, large corner shower with dual heads, oversize cupboard with light quartz surface and wash basin over, w/c and further wall storage cupboard, recessed ceiling lights and extractor fan.

BEDROOM TWO

10'0 x 9'09 window to the front taking in afternoon sunshine, ample space for a double bed and desk.





BEDROOM THREE

13'01 x 8'09 window to the rear overlooking farmland to the side. Currently configured as a single room but with more than sufficient space for a double bed and freestanding wardrobes if required.

BEDROOM FOUR

13'01 x 7'10 window to the front enjoying afternoon: and evening sunshine. A spacious fourth bedroom with enlarged dormer to the front opening up the space greatly.



FAMILY BATHROOM

10'00 x 5'09 opaque window to the side, fantastically appointed bathroom with herringbone style flooring, fully tiled walls, upright radiator, large inset bath, corner shower, wash basin inset to cupboard unit and a w/c. An ideal modern family bathroom.

LANDING

12'09 x 6'00 window to the front of this spacious landing with doors to first floor rooms and stairs returning to the ground floor, loft access with drop down ladder.



OUTSIDE

to the rear the garden is set out to maximise the space with well defined fence boundaries to all sides along with careful strategically planted evergreen trees and shrubs to maximise privacy, the lawn has been laid to artificial grass for ease of maintenance. Extensive flagstone terrace adjacent the rear of the property with outside lighting and power sockets. Gated access from both sides of the property through to the front.

DRIVEWAY

is bloc paved aside from the well maintained area of hedge to the side and front softening the driveway and front aspect of the property. The driveway provides parking and space for three/four vehicles and provides access to the:

GARAGE/STORE

10'07 x 8'01 with up and over door to the front and a personal door from the Utility room, racking and shelves to the sides of this highly useful storage space.

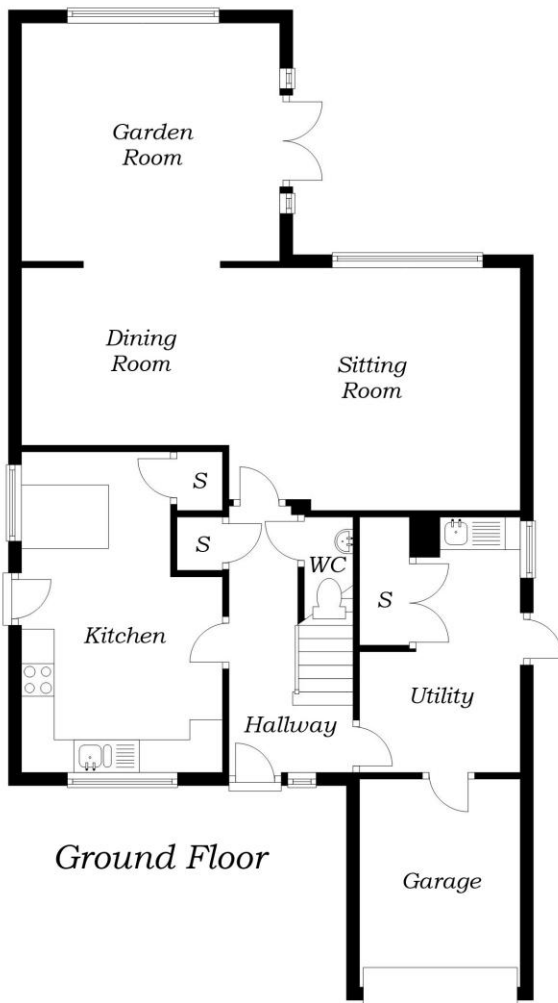






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		