



Grier & Partners
— LAND AND ESTATE AGENTS —

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





INTRODUCTION

NOW BEING OFFERED WITH A £10,000 TUI HOILDAY VOUCHER (Ts & Cs apply)! Tucked away in the desirable setting of The Drift, Capel St Mary, this beautifully finished three-bedroom home combines contemporary style with quality craftsmanship, featuring an impressive open-plan kitchen/ living/ dining space with a bespoke kitchen, striking vaulted ceiling and underfloor heating throughout the ground floor. The accommodation includes three well-proportioned bedrooms, highlighted by a superb principal suite with walk-in wardrobe and en-suite, alongside a modern family bathroom. Externally, the property benefits from private off-road parking, garage and an enclosed landscaped south-facing garden, making this an exceptional opportunity for those seeking stylish village living with excellent access to surrounding amenities.



CAPEL ST MARY

Positioned within the delightful village of Capel St Mary within a historic part of the village and overlooking the parish church to the front. The properties are within a ten minute walk of the village centre, where a range of shops and facilities can be found from hair dressers to a co-op and bakers, takeaways and village shops. the village primary school is well regarded and there are bus links to local high schools from the village. The A12 provides an excellent link to local towns and the wider country, Ipswich and Manningtree station provide mainline links to London taking just one hour.

SPECIFICATION

KITCHEN

- Individually designed painted shaker style kitchens with a combination of quartz stone worktops and natural oak she
- Neff integrated appliances to include Oven with slide and hide door, combination Oven/Microwave, Warming Drawer and Dishwasher/living complemented by a farmhouse style ceramic sink with Franke Boiling Water Tap
- Induction hob with integrated extraction vent
- American Style Fridge/Freezer and under counter Wine Cooler

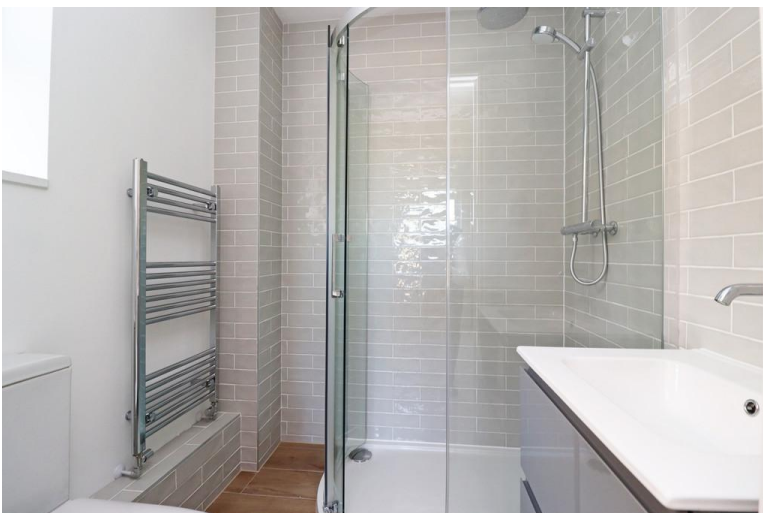
UTILITY

- Furniture and worktops to match kitchen design with a Franke stainless steel sink with tap plus pre-plumbing for a washing machine.

INTERNAL FINISHES/ FEATURES

- Natural stone floor tiling to Utility and WC
- Oak Engineered T&G flooring to Hall and Reception Rooms
- Underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- Natural Oak veneer panelled internal doors and polished chrome handles
- Smooth plastered ceilings painted white with Cornice/Coving throughout
- Profiled skirting and architraves throughout, colour matched to interior wall colour
- Master bedrooms have a "walk-in" wardrobe featuring a mix of shelving and hanging space
- Coir matwell to front entrance





BATHROOM AND EN-SUITE

- White contemporary sanitaryware and vanity wash basins by RAK Ceramics with polished chrome mixer taps and thermostatic showers by Grohe
- Extensive ceramic wall tiling, full height to shower areas and half height around baths
- Wall mirror, shaving socket and multi-rail chrome towel warmer

ELECTRICS, LIGHTING AND MEDIA

- Contemporary style sockets and switches throughout, brushed stainless steel finish to kitchen and utility
- Electrical socket with integrated USB port to all bedrooms and kitchen
- LED downlighters to kitchen, hall and bathrooms
- Integrated television reception system for Digital Terrestrial, Freesat and Sky, including aerial, satellite dish and amplifier
- Electric Vehicle charging point

ENVIRONMENTAL DETAILS

- A rated appliances and dual flush mechanisms to toilet cisterns
- Energy efficient Worcester Bosch Greenstar condensing boiler with 94% efficiency rating
- Worcester Bosch Solar water heating panel integrated into the roof
- Double glazed Upvc casement and sliding sash windows providing a high level of thermal insulation and reduced heat loss

WARRANTY, SECURITY & PEACE OF MIND

- 10 Year NHBC Buildmark Warranty
- PAS 24 compliant windows and external doors
- Burglar alarm fitted with monitoring option available
- Lighting to all external doors with PIR sensors to Garage exterior lights

EXTERNAL DETAILS

- Landscaped front and rear gardens with extensive turfed areas and shrub planting to front garden areas
- External waterproof power sockets and water tap to rear of each property
- Lighting and power to garages including electric remote operated sectional up and over door by Horsmann
- Indian sandstone footpaths, patios and timber decking to gardens



SERVICES

- Mains water, electric, gas and drainage are connected to the property
- Heating is via a gas boiler to underfloor heating on the ground floor and radiators on the first floor
- Local Babergh District Council Contact - 0300 123 400
- Superfast Broadband is available via Openreach and EE (Ofcom.com)
- 5G mobile signal is available via EE, O2, Three and Vodafone (Ofcom.com)
- Check the flood risk in the area - www.gov.uk/check-long-term-flood-risk



HOLIDAY VOUCHER TERMS & CONDITIONS

1. This promotion is only available subject to the full asking price of £575,000
2. This promotion must be agreed and recorded at the point of reservation of the property
3. £10,000 voucher will be given on the day of completion, except in the occasion that simultaneous exchange and completion occurs, when the voucher will be provided within two weeks of completion
4. This promotion is not available to any other Thorcross Builders Ltd properties
5. Thorcross Builders Ltd reserves the right to withdraw this promotion at any time
6. Promotion ends 7th February 2026

DIMENSIONS

HALLWAY

11' 00" x 2' 09" (3.35m x 0.84m)

OPEN PLAN KITCHEN/ DINING/ LIVING ROOM

21' 00" x 20' 07" (6.4m x 6.27m)

UTILITY ROOM

7' 00" x 4' 07" (2.13m x 1.4m)

GROUND FLOOR BEDROOM SUITE

11' 10" x 10' 07" (3.58m x 3.23m)

EN-SUITE

6' 10" x 5' 06" (2.08m x 1.68m)

WALK-IN WARDROBE

5' 00" x 5' 01" (1.52m x 1.53m)

CLOAKROOM

4' 07" x 3' 01" (1.4m x 0.94m)

BEDROOM TWO

11' 00" x 10' 00" (3.35m x 3.05m)

BEDROOM THREE

10' 00" x 7' 07" (3.05m x 2.31m)

BATHROOM

7' 02" x 7' 01" (2.18m x 2.16m)

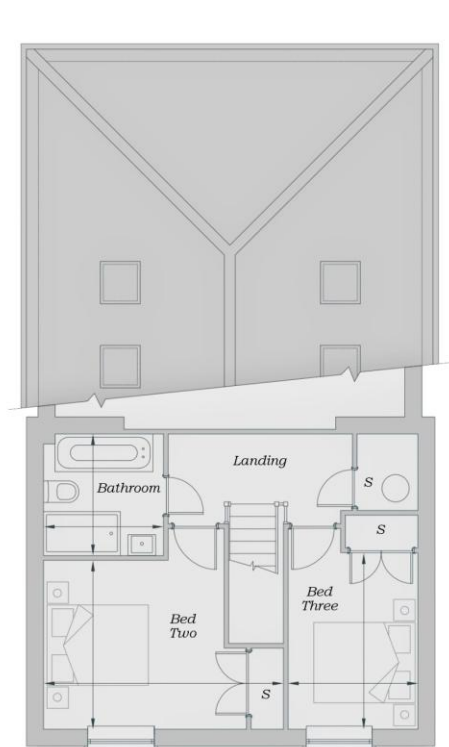




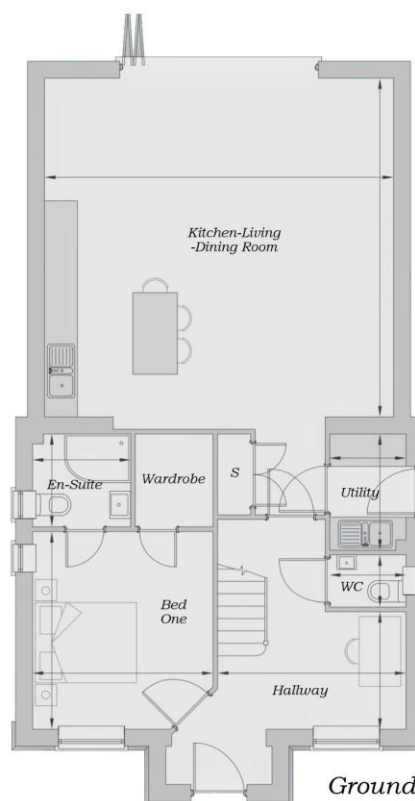


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First Floor



Ground Floor

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