

Sawyers, London Road, Capel St Mary, Ipswich, Suffolk, IP9 2JJ



6 bedrooms,  
3 reception room  
and 2 bathrooms

**Freehold**

Guide Price

**£600,000**

Subject to contract  
Well presented  
throughout



## Some details

### General information

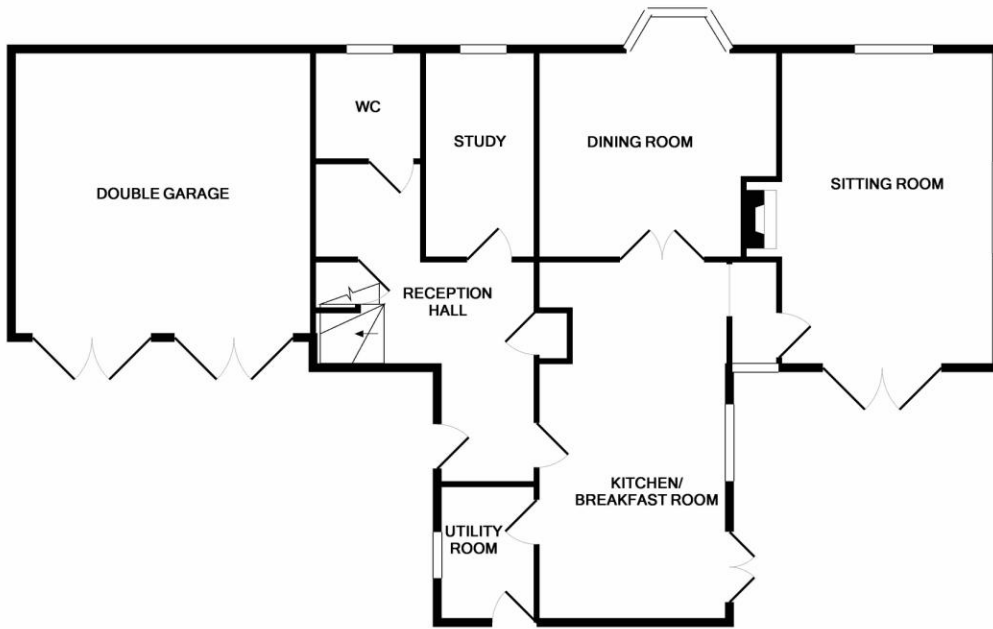
Set in a non-estate position on the fringes on the sought after village of Capel St. Mary, is this executive six double bedroom detached house that offers excellent access to the A12 trunk road. The property which offers spacious family living accommodation throughout benefits from a new kitchen/breakfast room, that was installed in September 2017 and includes integrated appliances, a sitting room with inset wood burner and a re-fitted en-suite bathroom to the master bedroom. There is double glazed windows, gas fired central heating throughout and parking can be found in the form of a parking area and double garage.

The accommodation accessed by the reception hall, which has stairs rising to the first floor and understairs cupboard. The kitchen/breakfast room boasts a wide range of fitted kitchen base units, wall cupboards, worktops and drawers. There is a breakfast bar, inset ceiling spot lights and karndean flooring. Integrated appliances include a dishwasher, fridge, freezer, four ring induction hob with extractor hood and a Wi-Fi linked oven and combi oven. The kitchen/breakfast room opens into the dining room via a set of double doors. The dining room has a bay window. The light and airy sitting room has a triple aspect outlook over the rear garden and has a set of French doors opening onto the patio. There is also an inset wood burner with feature surround. Off the reception hall there is also a study, which has inset ceiling spotlights and a cloakroom, which comprises of a low level, pedestal wash basin and tiled splashbacks. There is also a utility room, which can be accessed from the kitchen/breakfast room.

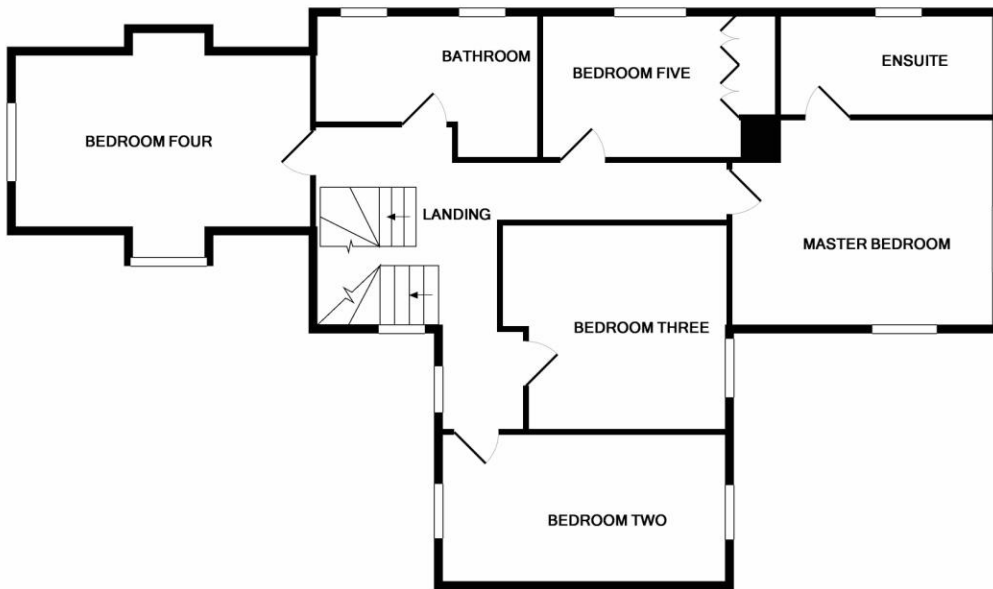
On the first floor there is a landing that provides access to five of the six double bedrooms and a family bathroom. The master bedroom suite is of particularly generous proportions with dual aspect windows which overlook the garden. The re-fitted en-suite bathroom comprises a double shower cubicle, panelled bath, low level WC and pedestal wash basin. The guest bedroom has dual aspect windows and there are three further double bedrooms, one of which has built-in wardrobes.



Offering excellent access to the A12 is this executive six double bedroom detached house that is set in a non-estate position.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The re-fitted family bathroom comprises of a panelled bath, walk-in double shower cubicle, low level WC, pedestal wash basin and tiled splashbacks.

On the second floor, there is a landing with a velux window and bedroom six/playroom, which is a substantial room with two velux windows and access to the eaves storage. This room is currently used as a teenager's bedroom/living room.



#### **Reception hall**

11' 11" x 11' 3" (3.63m x 3.43m)

#### **Cloakroom**

6' 3" x 6' 1" (1.91m x 1.85m)

#### **Kitchen/breakfast room**

20' 2" x 10' 6" (6.15m x 3.2m)

#### **Utility room**

7' 8" x 4' 10" (2.34m x 1.47m)

#### **Dining room**

13' 1" x 11' 8" (3.99m x 3.56m)

#### **Sitting room**

17' 8" x 12' 1" (5.38m x 3.68m)

#### **Study**

11' 8" x 6' 8" (3.56m x 2.03m)

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Particulars for Sawyers, London Road, Capel St Mary, Ipswich, Suffolk, IP9 2JJ

## First floor landing

### Master bedroom

17' 5" x 11' 10" (5.31m x 3.61m)

### En-suite

12' 10" x 5' 5" (3.91m x 1.65m)

### Bedroom two

15' 11" x 8' 6" (4.85m x 2.59m)

### Bedroom three

12' 5" x 11' 2" (3.78m x 3.4m)

### Bedroom four

16' 6" x 10' (5.03m x 3.05m)

### Bedroom five

11' 1" x 8' 2" (3.38m x 2.49m)

### Bathroom

13' 3" x 6' 1" (4.04m x 1.85m)

## Second floor landing

### Bedroom six/playroom

34' 1" x 10' 1" (10.39m x 3.07m)

### The outside

The property is approached by a shared driveway, which serves this and the neighbouring property. There is off road parking to the front of the property and an additional car space to the side. There is a double garage, which measures 16'0" x 16'9" and has light and power connected.

The mature garden encompasses the property and is in part laid to lawn with a patio area. There are an array of flower beds, shrubs and mature trees. There is also a workshop/store that measures 7'6" x 17'3", which has light and power connected and eaves storage.

### Where?

The property is ideally situated with access to the A12 trunk road and Manningtree mainline railway station. The village of Capel St. Mary is well served with a wide range of everyday amenities including a Co-op and a parade of shops, village primary school, church and a library.



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### Important information

Council Tax Band - F

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

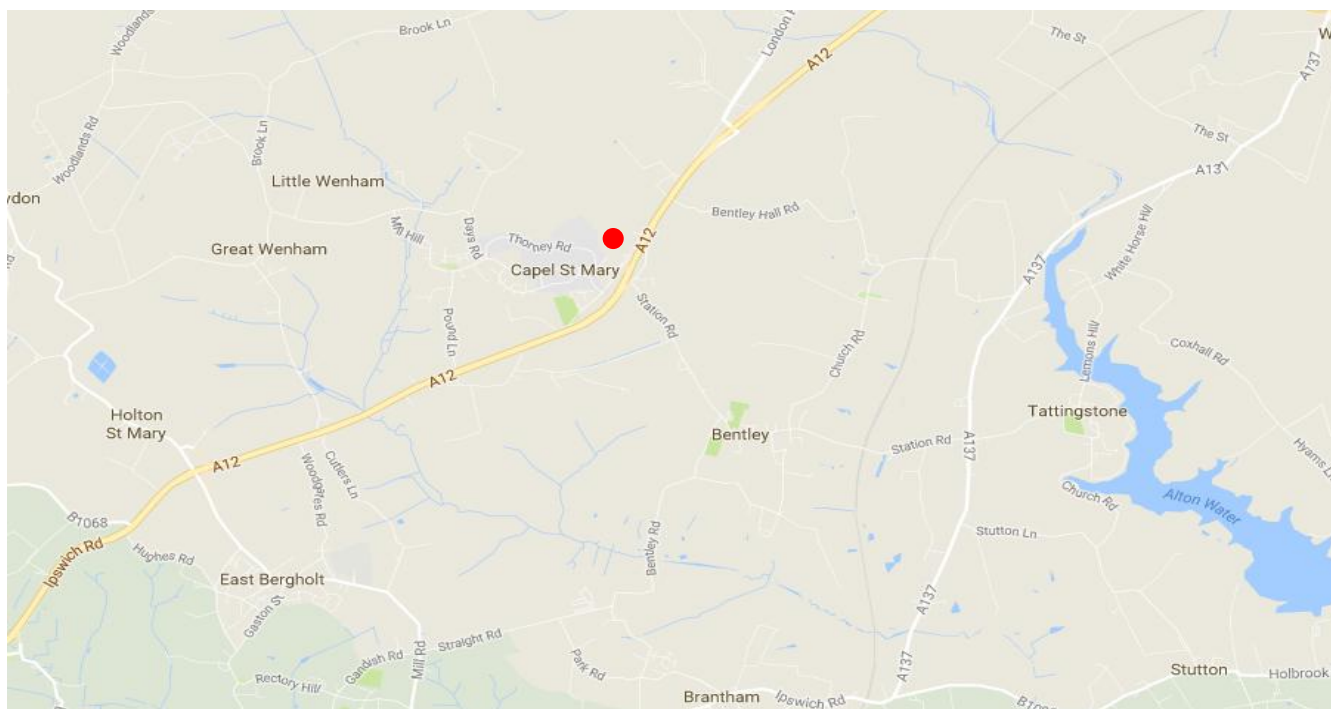
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01473 232 700.



## Directions

From Ipswich proceed in a southerly direction onto the A12, passing over the Copdock inter-change. Continue, taking the second exit for Capel St Mary. Proceed right at the roundabout, under the A12 and right again back in the direction of Ipswich. At the top of the slip-road turn left into London Road. Continue towards the village, where the property will be located at the far end of this road on the right.

To find out more or book a viewing

**01473 232 700**

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