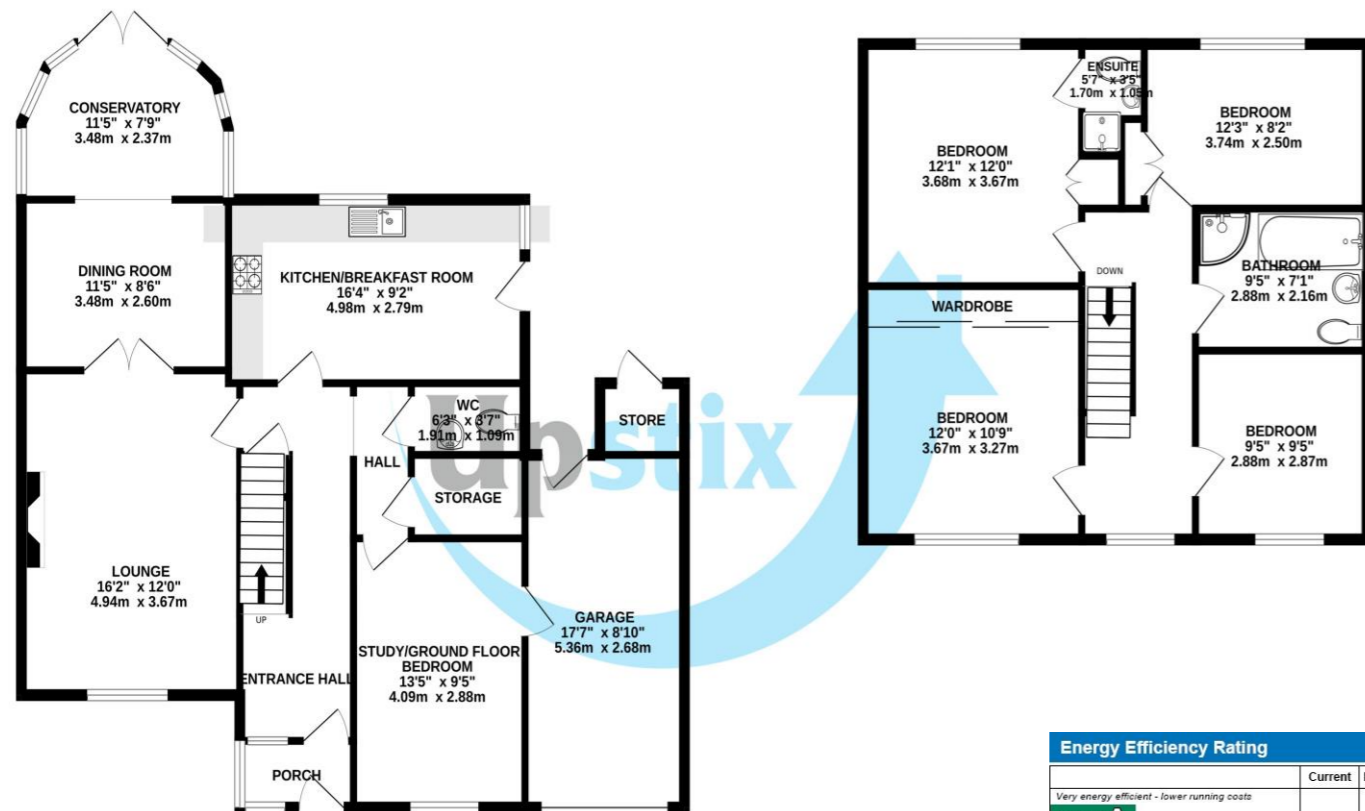


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- **Substantial 4/5 Bedroom Detached Family Home.**
- **Garage & Ample Off Road Parking On Driveway.**
- **Generous Sitting Room Opening To Dining Room.**
- **Fitted Kitchen/ Breakfast Room.**
- **UPVC Sealed Unit Glazing & Conservatory.**
- **Good Sized Bedrooms With En Suite To Principle Bedroom.**
- **Converted Garage Providing Good Ground Floor Study/ Bedroom Space**
- **Refurbished Bathroom & Shower Suite & Ground Floor WC**
- **West Facing Garden With Southerly Aspect, Sun Patio & Timber Shed**
- **End Of Cul De Sac Position In Highly Regarded Village Location**

Red Sleeve, Capel St Mary. IP9 2HA



Price £475,000.00

Upstix is pleased to offer for sale this substantial 4/5 bedroom detached family home occupying pleasant end of cul sac position with west facing rear garden. Located with great access to local amenities the highly regarded village property offers good A12 & mainline railway links.

Freehold - Babergh District Council Tax band D

Upstix is delighted to assist with the sale of this substantial 4/ 5 bedroom detached family home which occupies an enviable cul de sac position.

Capel St Mary is a highly regarded and well served village with easy access to A12 routes. Good access to Colchester, Ipswich and Manningtree with mainline railway links, Constable Country & estuary villages and with a good selection of local services and amenities.

We note that the property has gas fired central heating via radiators and that the boiler is serviced annually. Sealed unit glazing & doors throughout. The property has benefited from the addition of a pitched roof entrance porch, extended study which could offer ground floor bedroom potential & UPVC conservatory.

Occupying a pleasant end of cul de sac position 4 Red Sleeves is set back from the road with dropped kerb leading to a block paved driveway with manoeuvring space and garage. Ample parking for 4/5 cars and further parking potential if required with front lawn space.

Glazed door access to porch with hard tiled flooring and glazed door opening to entrance hall with wood flooring leading through. Arched opening to the ground floor W.C. and study/ office space which could be ideal as a ground floor bedroom, and storage cupboard. Further under stair storage and door opening to; generous sitting room space with glazing to the front aspect. York stone fireplace with gas fire inset, double doors opening to the dining room. Further sliding doors opening to the UPVC conservatory with hard tiled flooring, heating and lighting.

The kitchen leads from the hallway, and provides a good range of base and wall mounted units, ceramic sink and drainer with glazing above looking out to rear garden. Space and plumbing for free standing appliances and space for breakfast table/ bar. Door to rear garden, personnel garage access and outside storage.

Upstairs: leading from the carpeted landing with loft access hatch, glazing to the front aspect and access to the modern fitted family bathroom tiled and comprising; curved suite with bath, shower cubicle W.C. and hand wash basin with vanity storage.

Four good sized bedrooms lead from landing with two large doubles, the principle with en suite shower room & W.C. a further large double bedroom with fitted bedroom furnishings, a good sized double bedroom with fitted storage and glazing to rear aspect, and a good sized single bedroom.

Outside: To the rear of the property is a side garden which has a green house, vegetable planting beds, and gated access to the front. A generous rear garden space mainly laid to lawn with clearly defined timber fence boundaries, and a sun patio with seating space and good sized timber shed.

Agent Notes

Upstix is delighted as local agent to assist with the sale of our vendors home, an onward purchase will need to be agreed. The property has historic structural strengthening following tree root movement in the 1990's, We understand that there have been no further movement since the work was carried out. Interested parties should satisfy themselves by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified. Please note that any services, heating systems, or appliances may not have been tested and no warranty can be given or implied as to their working order.

