



Rock Estates



All Saints Road

Creeping St. Mary, IP6 8NF

Offers in the region of £525,000



All Saints Road

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- Detached Family Home
- Sought After Village Location & Within Debenham High School Catchment
- Extended To The Rear
- Large Plot Backing Onto Green Area & Park
- Five Bedrooms
- Multiple Reception Rooms
- Spacious Kitchen/Diner/Living Space with Bi-fold Doors To Rear Garden
- Cloakroom, Bathroom & Ensuite
- Off Road Parking For Multiple Vehicles
- NO ONWARD CHAIN

Offered for sale with NO ONWARD CHAIN is this spacious and versatile five-bedroom, detached, family home. Situated in the desirable village of Creting St Mary, the property benefits from field views to the front and backs on to a quiet green area with children's park to the rear.

Substantially extended, this property offers approximately 2,000 sqft of living space - perfect for a growing family. This spacious home offers an impressive kitchen/diner with additional living space to the rear with large bi-fold doors opening to the landscaped rear garden. The modern kitchen has been fitted with a family in mind offering ample storage & worktop space including a handy island which also offers space for bar seating. The ground floor also offers multiple reception rooms, a utility room & cloakroom. There is a useful boot room/side hall that provides access from the kitchen to the front of the house. To the first floor there are five good sized bedrooms, a family bathroom & ensuite shower room to the master bedroom.

The rear garden is of a generous size and has been thoughtfully landscaped and looked after with meticulous planting of bushes, flowers and trees. A standout feature of this home is the fully insulated wooden cladded office in the rear garden, providing a versatile space perfect for remote working, a studio/treatment room. To the front of the property there is a driveway providing off road parking for multiple vehicles as well as a garage with electric roller door.

Creting St Mary is a picturesque village conveniently located near the A14 and A140, perfect for any commuting. Steeped in history, the village is home to the Church of St Mary and a Church of England primary school, with origins dating back to medieval times. The property is also within the catchment of the sought-after Debenham High School.

Creting St Mary offers an idyllic rural lifestyle with excellent transport links and local amenities nearby.





Front

Brick paved driveway. Partly laid to lawn with mature hedging and plants to the side. Front door opens to:

Porch

Double glazed windows to front and internal house. Tiled floor. House alarm system. Power and light. Part glazed door opens to:

Entrance Hallway

Oak effect tiled floor. Stairs to first floor. Under stairs cupboards. Spotlights. Radiator. Doors to:

Living Room

14'10" x 11'11" (4.53 x 3.64)
Double glazed window to front. TV point. Coving. Radiator.



Kitchen/Diner/ Living Space

Double glazed bi-fold doors opening to the rear garden. Double glazed window to side. Range of wall and floor mounted units and drawers. Under cabinet lighting. Oak effect worktop. Metro style tiled splashback. Range cooker and hob. Island with useful storage cupboards, oak effect worktop with inset stainless steel sink and mixer stretch hose tap over. In the island there is also an integrated dishwasher and space for seating. Oak effect tiled floor. TV point. Spotlights. Electric under floor heating. Doors to:

Games Room / Second Reception

144" x 93" (4.37 x 2.84)
Double glazed French doors opening to rear garden. Oak effect tiled floor. TV point. Electric underfloor heating. Loft hatch. Door to:

Rear Hall

Oak effect tiled floor. Spotlight. Doors to:

Cloakroom

Low level W.C. Pedestal hand wash basin with mixer tap and tiled splash back. Chrome heated towel rail. Extractor fan. Spotlights.

Utility Room

Range of wall and tower cupboards. Worktop with inset stainless steel sink with mixer tap over. Floor mounted oil boiler. Fuse board. Extractor fan. Spotlights. Tiled floor. Opening to garage.

Boot Room / Side Hall

Providing access to the front of the property the boot room cum side hall is the perfect spot to store coats and shoes.

Landing

Double glazed window to side. Spotlights. Loft hatches. Doors to:

Bedroom One

11'1" x 10'11" (3.39 x 3.35)
Double glazed window to rear. TV point. Radiator. Door to:

Ensuite

Double glazed window to side. Shower cubicle with rainfall and hand held shower systems. Pedestal hand wash basin. Low level W.C. Chrome heated towel rail. Part tiled walls. Shaver point. Vinyl flooring. Extractor fan. Spotlights.

Bedroom Two

14'11" x 8'9" (4.57 x 2.68)
Double glazed window to rear. Radiator.

Bedroom Three

9'11" x 9'2" (3.03 x 2.81)
Double glazed window to front. Built in storage units and desk. TV point. Radiator.

(Please note that wall to wall the room measures 3.66m x 3.47m, and with the fitted furniture 3.03m x 2.81m).

Bedroom Four

8'9" x 7'8" (2.68 x 2.34)
Double glazed window to side. Radiator.

Bedroom Five

9'7" x 7'7" (2.93 x 2.32)
Double glazed window to front. Built in storage units with desk space. Radiator.

Bathroom

Bath with electric shower over. Low level W.C. Vanity unit with cupboard storage and inset basin. Extractor fan. Spotlights. Part tiled walls. Vinyl flooring. Chrome heated towel rail.

Office

18'6" x 12'1" (5.66 x 3.69)
Wood cladded outbuilding currently used as a home office. Double glazed bi-fold doors. Vinyl flooring. Spotlights. TV point and ample electric sockets. Wall mounted cupboard housing electric fuse board.

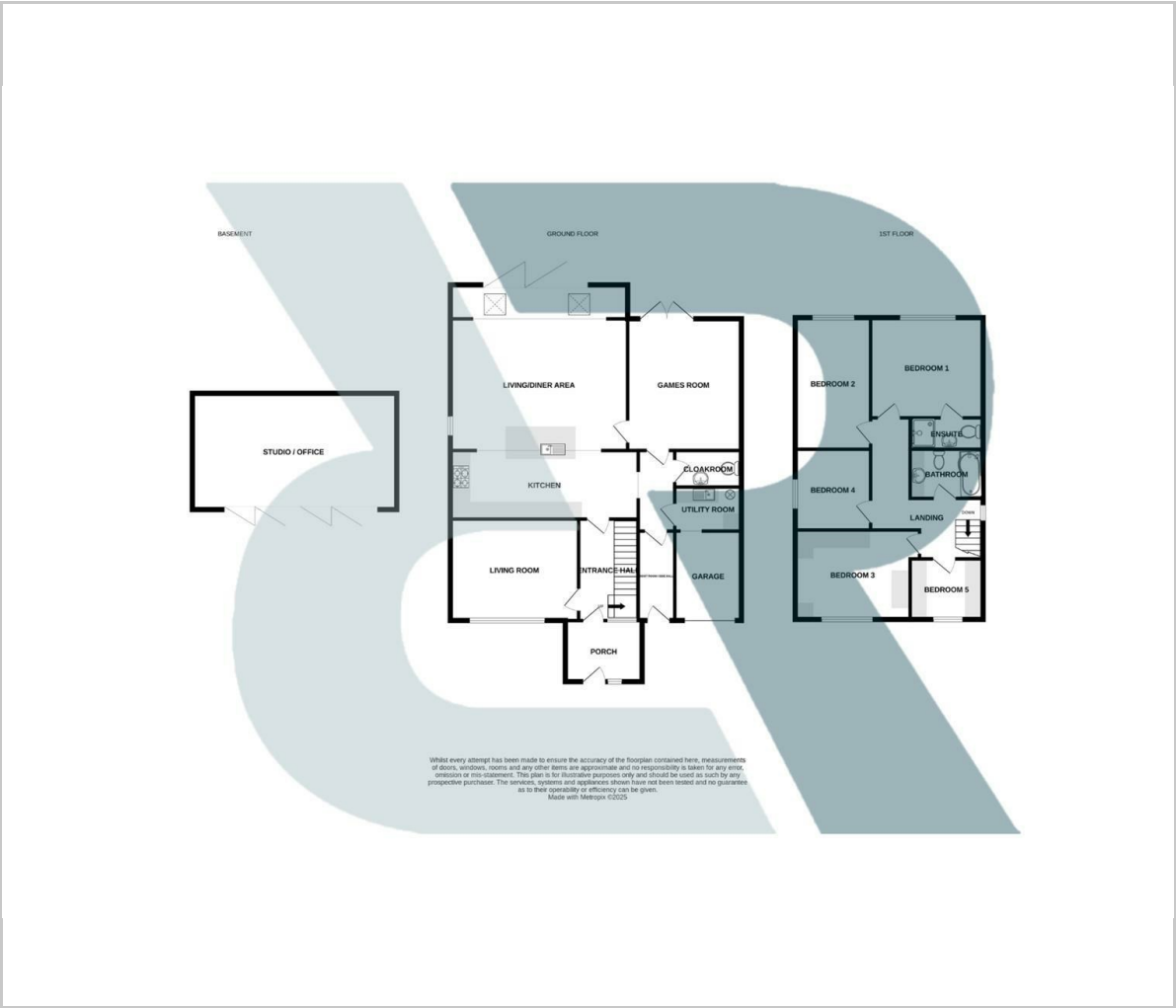
Rear Garden

The generous rear garden is of an impressive size and is a private oasis perfect for enjoying the outdoors. The large patio area situated directly outside the kitchen/diner is accessed through the large bi-fold doors, creating a seamless transition between the indoor and outdoors spaces. The large patio area is perfect for gathering family and friends for bbq's in the summer months.

The garden is home to an abundance of mature plants, bushes and trees and is predominantly laid to lawn with a path leading to the rear of the garden. To the back of the garden is a self contained wooden cladded outbuilding, and two sheds one of which benefits from power. The garden is enclosed with wooden fencing with a side gate providing access to the front of the house. The vendors also have a rear gate that leads to the park and green space situated to the rear of the house.



Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

