



Rock Estates



St Marys Gardens

Creeping St. Mary, IP6 8LY

Guide price £300,000



3



1



2



D



## St. Marys Gardens

Creting St. Mary, IP6 8LY

Positioned in the quiet, well-regarded cul-de-sac of St. Marys Gardens in Creting St. Mary, this smartly presented bungalow offers space, practicality, and a rare level of convenience. With three well-proportioned bedrooms, a bright reception room, a fitted kitchen, shower room, and separate WC, the layout is simple, functional, and ready to move into.

The enclosed rear garden offers privacy without the burden of high maintenance—ideal for relaxing or entertaining. A standout feature is the generous off-road parking for up to five vehicles, a rare advantage that adds real flexibility and value.

Set within a peaceful village yet within easy reach of local amenities and transport links, this home strikes a perfect balance between rural calm and everyday convenience. Whether you're downsizing, upsizing, or simply looking for a solid, well-located home, this property is an excellent opportunity to secure space and comfort in a sought-after location.



### Front

To the front of the property is a brick paved driveway providing ample parking for multiple vehicles. The front is also partly laid to lawn and enjoys views of the quiet cut-de-sac.

### Entrance Porch

Parquet flooring. Radiator. Door to;

### Living/Dining Room

21'5" x 12'0" (6.53 x 3.66)

Dual aspect double glazed windows to front and side. Radiator. Feature fireplace. TV point. Doors to:



### Kitchen

12'0" x 6'7" (3.66 x 2.01)

Double glazed window to Rear. Door to side accessing garden. Wall and floor mounted units and drawers. Laminate work worksurface. Inset stainless steel sink with mixer tap over. Integrated oven. Electric hob with extractor hood over. Part tiled walls. Space for fridge/freezer. Radiator.







## Hallway

Radiator. Storage cupboard. Doors to:

## Shower Room

Double glazed window to rear. Pedestal hand wash basin. Shower cubicle. Tiled walls and floor.

## W.C

Double glazed window to rear. Low level W.C. Tiled walls and floor.

## Bedroom One

13'6" x 10'0" (4.14 x 3.05)

Double glazed window to front. Radiator.

## Bedroom Two

10'4" x 9'10" (3.15 x 3.02)

Double glazed window to rear. Radiator.

## Bedroom Three

10'7" x 8'3" (3.23 x 2.54)

Double glazed window to front. Radiator. Built in storage.

## Garage

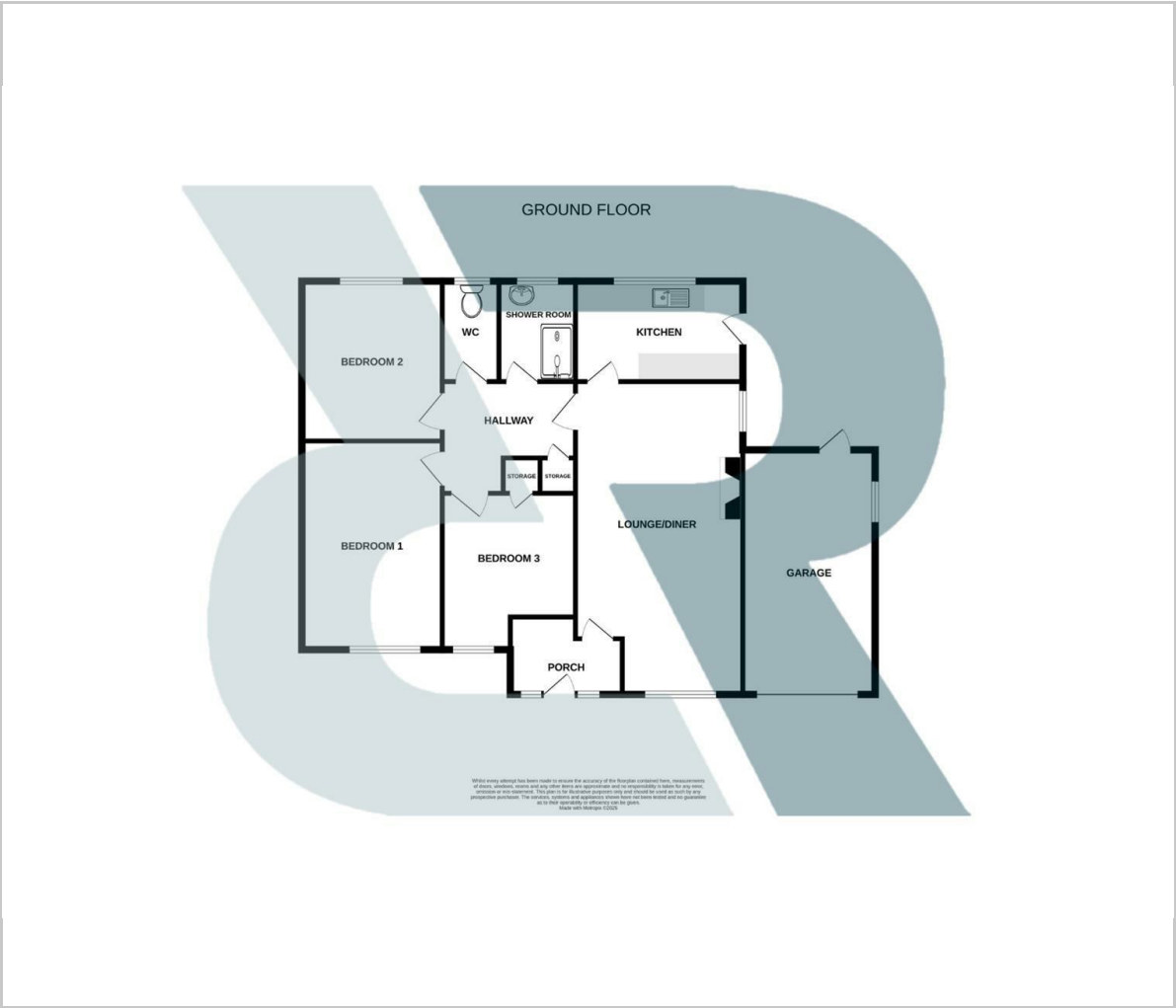
Up and over door to front with private door to the rear providing access to the rear garden. Power and light connected.

## Outside

The private rear garden is enclosed with wooden fencing and is predominantly laid to lawn with a paved patio area providing ample space for al-fresco dining and relaxing. The garden benefits from an outside tap and a wooden gate providing access to the front of the property. The garden also houses the oil tank.



Floor Plan



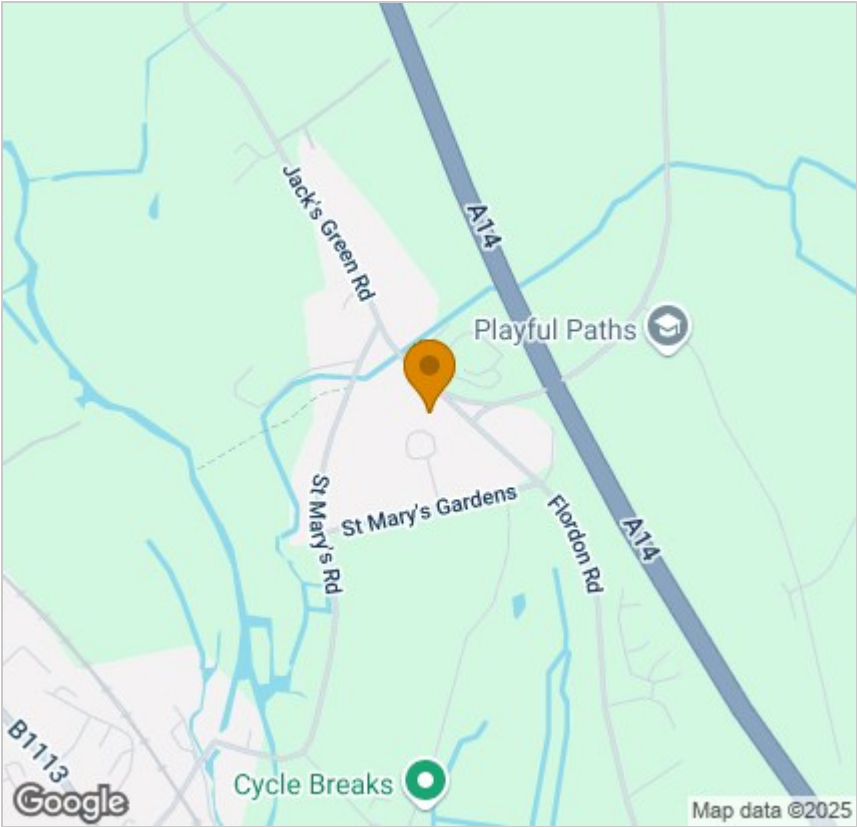
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddendam Road,, Needham Market, Suffolk, IP6 8NU  
Tel: 01449 723441 Email: info@estatesrock.co.uk www.rrea.co.uk

Area Map



Energy Efficiency Graph

