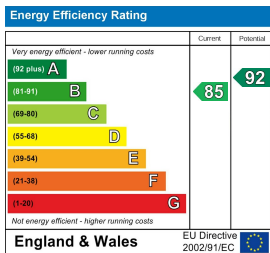




- Beautiful four bedroom detached house
- Presented in 'Showhouse' condition
- Stunning kitchen/ diner with bi-folds
- large living room with bi-folds
- Utility room and study
- Family bathroom and two en-suites
- 'Suntrap' garden
- Double garage and drive
- Popular location, close to Dedham
- No onward chain



GREENWOOD
PROPERTY CONSULTANTS

The Drift
Ipswich, IP9 2DU

£700,000
Freehold



87 Crouch Street
Colchester
Essex
CO3 3EZ

<http://www.greenwoodpc.co>
sales@greenwoodpc.co.uk
01206 616820

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Property Description

Welcome to Munnings, set in the tranquil cul-de-sac of The Drift, Capel St. Mary. This stunning detached house offers a perfect blend of modern living and comfort. Built in 2022, the property spans an impressive 1,733 square feet and is presented in 'showhouse' condition, making it an ideal choice for those seeking a contemporary home. Additionally there is approximately 7 years of New Build warranty remaining. Custom made shutters to every window and alarm system, compliment the property.

The residence boasts three spacious reception rooms and convenient cloakroom off the impressive entrance hall; a large living room with bi-fold doors to both the garden and kitchen, with feature fireplace and wood burner, providing ample space for relaxation and entertaining. A spacious study and a large kitchen/ diner with tiled floor, stylish units with marble effect quartz worktops, a large central Island with breakfast bar, double electric oven with plate warmer, touch ceramic hob, integrated wine rack and dishwasher with bi-fold doors onto the garden, perfect for entertaining guests throughout the year. Off the kitchen is a convenient utility room with matching units and worktop and access to the garden.

One of the standout features of this property is the bi-fold doors that seamlessly connect the kitchen and living room to the outdoor space, allowing for an abundance of natural light and a delightful flow between indoor and outdoor living. The well-designed layout



enhances the overall appeal, making it a perfect setting for both everyday living and special occasions.

With four well-appointed bedrooms, there is plenty of room for family and guests alike. The three bathrooms ensure convenience and privacy for all occupants, catering to the needs of a busy household. The large principle bedroom has fitted wardrobes and a large, contemporary en-suite. The are also fitted wardrobes and en-suite to the second bedroom. The family bathroom is tasteful with separate double walk-in shower and glorious 'tub' for long evening soaks.

Outside

The garden is a glorious suntrap, backing onto the local allotment, so very peaceful and quiet. Perfect for relaxing, entertaining and alfresco dining.

Parking is a breeze with space for multiple vehicles, courtesy of the double garage and large drive a valuable asset in today's busy world. The location is not only peaceful but also conveniently close to local amenities, ensuring that everything you need is within easy reach.

Location

Capel St Mary is a highly sought-after Suffolk village which boasts a range of shops, including a supermarket and other independent stores. Additionally, a well-regarded primary school within walking distance, playing fields and the local pub. Within easy reach of the A12 making access to Colchester City

