



Creting Hills, Creting St. Mary
Guide Price £700,000

Creting St. Mary

**** 3.6 ACRE PLOT ****

Nestled in the embrace of the tranquil Suffolk countryside, this delightful detached bungalow presents a perfect opportunity for families seeking the harmony of rural living with all the comforts of a spacious and modern home. Set on an impressive 3.6-acre plot, this residence enjoys an elevated position that offers stunning panoramic views of the Gipping Valley, a vista that captivates and enchants all year round.

The property, which has been thoughtfully designed to maximise both space and light, features a welcoming reception hall leading to four well-appointed bedrooms. The principal bedroom benefits from a private en-suite, ensuring a peaceful retreat for the heads of the household.

The capacious living areas of this residence include a bright and inviting sitting room, an elegant formal dining room, and an extensive kitchen/breakfast/family room that serves as the social hub of the home. This area, with ample space for family activities and entertaining, is perfect for those who take joy in hosting and culinary experimentation.

A handy utility/boot room keeps daily clutter at bay, while the cloakroom and a fully-fitted family bathroom cater to the practicalities of family life. The home's external features include a sweeping driveway that offers ample off-road parking, while the former garage and carport have been cleverly converted into versatile office space, ideal for those who work from home or require an area for focused creativity.

This magnificent bungalow, with its generous land and picturesque setting, is an idyllic canvas for families to establish their roots and enjoy the very best of country living. It is a sanctuary of serenity and space, promising a lifestyle of comfort and rural charm.



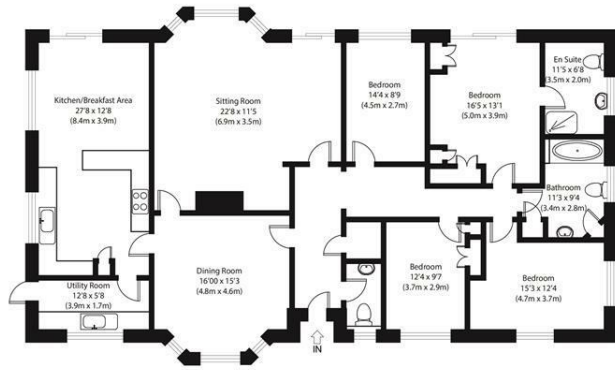


- PANORAMIC VIEWS ACROSS THE GIPPING VALLEY
- DETACHED BUNGALOW SET IN 3.6 ACRES
- FOUR BEDROOMS
- FORMER GARAGE CONVERTED TO OFFICE SPACE
- SPACIOUS ACCOMMODATION THROUGHOUT
- DRIVEWAY FOR NUMEROUS VEHICLES
- VIEWING ESSENTIAL

Position: situated in an elevated position within Creeting Hills which forms part of the village of Creeting St Mary which is ideally located for the A14. Amenities within the extended village include a popular local primary school, community centre and local Parish Church. The nearest shopping facilities are available within the small town of Needham Market which is approximately 1.5 miles to the west. Other nearby towns include Stowmarket which is approximately 4 miles to the north-west, Woodbridge 13 miles to the south-east, Debenham 10 miles to the east, Bury St Edmunds 16.5 miles to the west and the county town of Ipswich is approximately 10 miles to the south-east. From Needham Market, Stowmarket and Ipswich there are mainline rail connections to London Liverpool Street with a journey time of approximately 1hr 10m from Ipswich and 1hr 30m from Stowmarket, with Stansted Airport approximately 1 hour 10 minutes away.

Agents Notes:
Tenure - Freehold
Council tax - Band B
Services - Electric/private drainage/water
Heating - Radiators via Oil
Mobile - All networks cover indoor
Broadband - Standard is available
** The static home shown in the images will not be included within the sale and removed prior to completion**

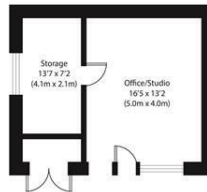
Floor Plan



Ground Floor

Approximate Gross Internal Area
Main House 2240 sq ft (208 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cipphoto.co.uk



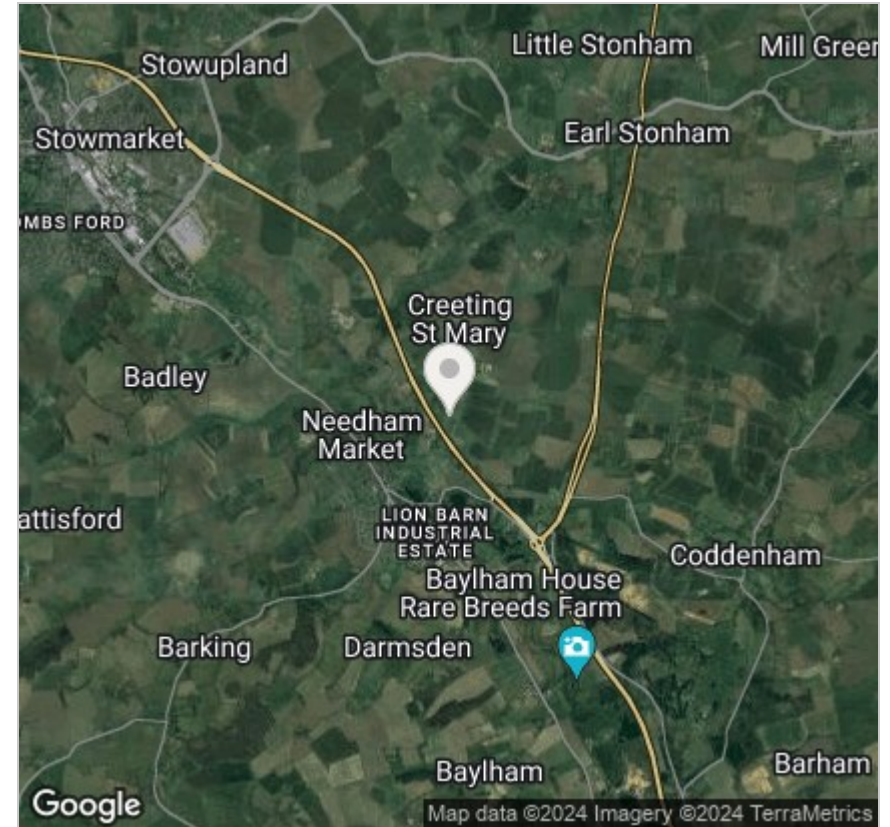
Viewing

Please contact our Manningtree Office on 01206 646479 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Dairy Barn Mews, Summers Park, Lawford, Manningtree, Essex, CO11 2BZ
Tel: 01206 646479 Email: info@chamberlainphillips.co.uk www.chamberlainphillips.co.uk

Area Map



Energy Efficiency Graph

