



Yarrow Close, Capel St Mary
Offers In Excess Of £290,000

Samford Gardens

Chamberlain Phillips is proud to showcase a stunning addition to Samford Gardens, a beautifully crafted semi-detached home, nestled in the heart of the serene and highly sought-after village surroundings.

From the moment you step inside, the entrance hallway invites you with its thoughtful design, featuring a convenient downstairs WC, ensuring practicality meets modern living. The living room, bathed in natural light from the large front-facing window, also benefits from a handy storage cupboard, exemplifying smart space utilisation.

The heart of this home is undoubtedly the spacious kitchen dining room, an area that truly caters to the gregarious family, with French doors that entice you out into the generous rear garden.

Upstairs, the accommodation comprises three well-proportioned bedrooms, with the main bedroom enjoying the privacy of an en-suite shower room, providing a touch of luxury and convenience. Additionally, the family bathroom serves the remaining bedrooms, making mornings a breeze for busy households.

Attention to detail is evident throughout this abode, with tasteful decoration ready for the new owners to infuse with their personal touch. The property's practicality is further bolstered by off-road parking via a driveway with ample space for two vehicles.





- THREE BEDROOM SEMI-DETACHED HOME
- KITCHEN DINING ROOM
- EN-SUITE TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- REMAINING NHBC WARRANTY
- NO ONWARD CHAIN
- VIEWING ADVISED

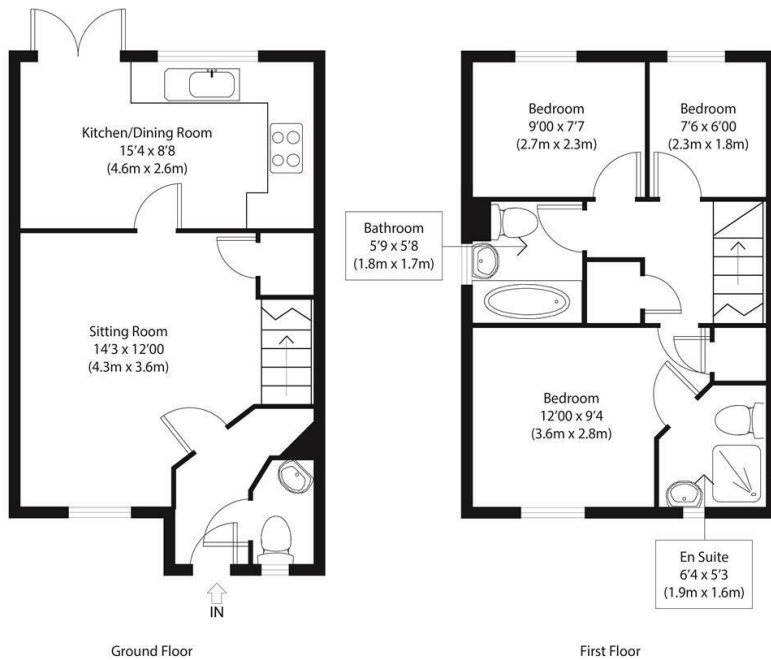
LOCATION

Capel St Mary offers a range of everyday facilities including a supermarket, pub, bakery, greengrocers, newsagent and post office. There is also a library, primary school and church located in the centre of the village. Local medical practices include surgery with a pharmacy and a dentist. Surrounding villages and towns such as East Bergholt, Hadleigh and Ipswich offer a further selection of amenities, with Manningtree station located under 7 miles away offering quick, direct links into London Liverpool Street.

Agents notes:

A development charge is payable of £251.22 per annum
Tenure - Freehold
Council Tax - Band C
Services - Mains
Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - EE, Three & o2 are available / Vodafone is Limited
Broadband Availability - Ultrafast is available

Floor Plan

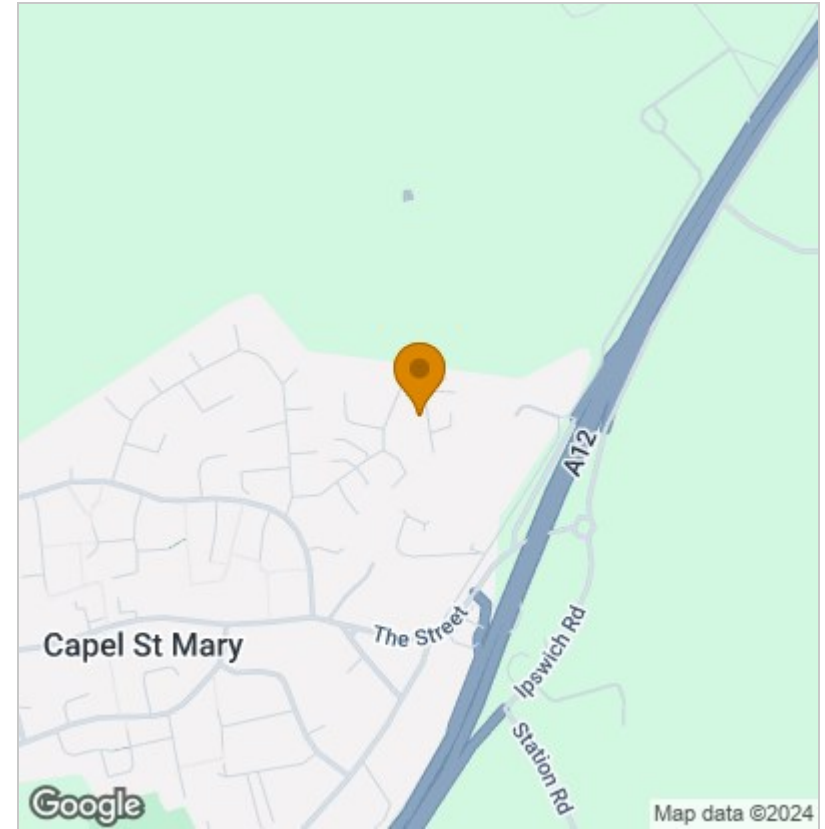


Approximate Gross Internal Area
745 sq ft (69 sq m)

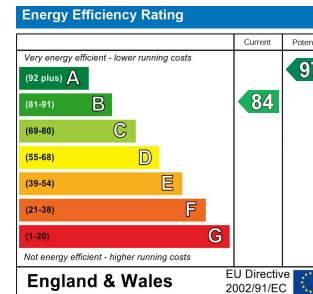
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our best to ensure the floor plan accuracy and completeness, your own advisers should conduct a careful, independent investigation of the property in respect of inventory valuation. copyright www.photospacegroup.co.uk



Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold

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