



## 22 Friars, Ipswich, IP9 2XS

Sell My Home are pleased to present to the market this exceptionally presented detached family home with five bedrooms in the popular village of Capel St Mary. This property is sure to be of interest to those looking for the next step on the property ladder, so please call early to avoid disappointment.

The property has a large entrance hallway with downstairs WC neatly placed under the stairs. To the left is the well proportioned lounge, with limestone fireplace. Sliding pocket doors lead to the pleasingly light dining space, conservatory area and kitchen creating a fabulous and flexible living and entertaining space. The wonderfully presented large kitchen and utility room boasts a range of high quality cabinetry. To the right of the entrance hall is the second reception room that is currently a snug and TV room but could be used for a variety of purposes, this leads to the downstairs bedroom and en suite.

Heading upstairs you will find four well proportioned bedrooms with the principal bedroom including a en suite. There are fitted wardrobes to all of the bedrooms and a large airing cupboard situated in the upstairs hallway. The family bathroom completes this spacious house. The property benefits from gas central heating and double glazing throughout.

**Asking Price £539,000**

## 22 Friars

Capel St. Mary, Ipswich, IP9 2XS



- Five bedroom detached house
- Large and flexible living space
- Generous Offroad Parking
- Local amenities and good access to Ipswich
- Two En-suites
- Two reception rooms
- Village location
- Large kitchen
- Private rear garden
- Close to Dedham Vale



[Directions](#)





# Floor Plan

Ground Floor



First Floor



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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
		68	72				
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>				<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	