



9 Yarrow Close | Capel St Mary | Ipswich | IP9 2YG

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9 Yarrow Close, Capel St Mary, Ipswich, Suffolk, IP9 2YG

“A spacious & well-presented three bedroom detached house, enjoying a tucked away position within this popular village & benefiting from extensive off-road parking, single garage & proportionate, well-maintained rear gardens.”

Description

A spacious and well-presented three double bedroom detached family house, located on a no through road within the heart of this ever popular village and enjoying the added benefit of the NHBC Guarantee.

Notable features include extensive off-road parking, a single garage and proportionate, well-maintained rear gardens.

About the Area

Capel St Mary is a popular Suffolk village approximately six miles south west of Ipswich and two miles from the Dedham Vale which is a designated Area of Outstanding Natural Beauty. There is ideal road access onto the A12 providing a link to Ipswich to the north, Colchester to the south and London beyond. In the centre of the village there are a variety of facilities including a good selection of small shops, newsagents, hairdressers and Co-op. There is also a public house and primary school, whilst the nearest senior school will be found in the nearby village of East Bergholt.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Welcoming, light and airy entrance with stairs rising to the first floor, window to side aspect, door to understairs cupboard and doors to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splashback and extractor.

Sitting Room Approx 12'9 x 11'11 (3.94m x 3.68m)

Generous space with window to front aspect.

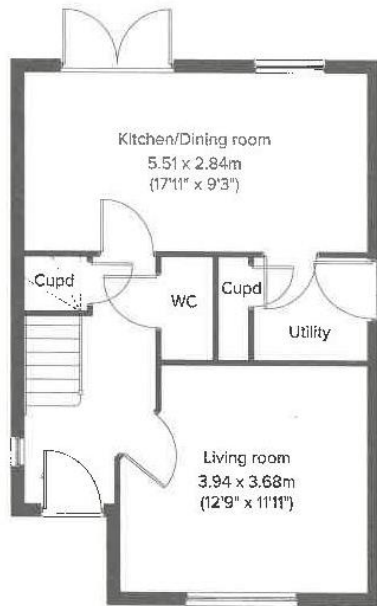
Kitchen/Dining Room Approx 17'11 x 9'3 (5.51m x 2.84m)

Open plan and fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include four ring induction hob with extractor over and oven. Space for fridge/freezer and white goods. The kitchen also incorporates a breakfast bar, open plan to dining area and French doors to rear opening onto the terrace, window to rear aspect and door to:

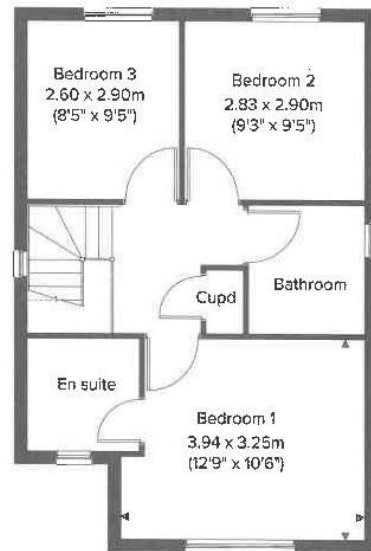
Utility Room

With personnel door to side and housing the gas-fired boiler as well as fitted with base units with worktops over and space below for white goods and door to proportionate storage cupboard.





Ground floor



First floor

First Floor Galleried Landing

Window to side aspect, access to loft, door to airing cupboard and doors to:

Master Bedroom Approx 12'9 x 10'6 (3.94m x 3.25m)

Double room with window to front aspect and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, tiled shower cubicle, partly tiled walls, heated towel rail, frosted window to front aspect and extractor.

Bedroom Two Approx 9'5 x 9'3 (2.90m x 2.83m)

Double room with window to rear aspect.

Bedroom Three Approx 9'5 x 8'5 (2.90m x 2.60m)

Double room with window to rear aspect.

Family Bathroom

Well-appointed white suite comprising w.c, hand wash basin, panelled bath with shower attachment, partly tiled walls, frosted window to side aspect and extractor.

Outside

The property is conveniently situated towards the end of a tucked away cul-de-sac and is accessed over a private drive providing off-road parking for multiple vehicles as well as giving access to the single garage. This is fitted with an up and over door, power and lighted connected and EV charging point connected.

The rear gardens are proportionate and predominately lawned with a terrace abutting the rear of the property and boundaries defined by a mixture of fencing and a brick wall.

Local Authority

Babergh District Council

Council Tax Band – D

Services

Mains water, drainage and electricity. Gas-fired heating

Agents Note

We understand from our client that the property is subject to an annual maintenance charge which is currently in the region of £350.00 per annum. Further details of this can be found by contacting the agent.

We understand from our client that the property benefits from the NHBC Guarantee



Disclaimer

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

9 Yarrow Close Capel St Mary IP6 2YG	Energy rating B	Valid until: 9 May 2033 Certificate number: 9603-3005-3305-5597-5200
Property type	Detached house	
Total floor area	88 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

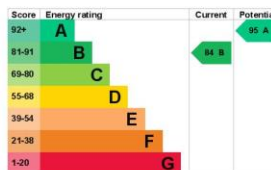
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/9603-3005-3305-5597-5200?print=true>

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