



Connells

Little Tufts
Capel St. Mary IPSWICH

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for sale offers in excess of
£325,000



Property Description

Located in the popular village of Capel St Mary otherwise known as Capel you will find this three bedroom semi-detached modern property built within the last 5 years with sprawling field views to front. The property further boasts a garage, off road parking, en-suite to master, kitchen/diner with integrated appliances and downstairs cloakroom.

Capel St. Mary is a village in Suffolk and is about 6 miles south-west of Ipswich and 2 miles from Dedham Vale.

Most facilities are located in the centre of the village, including the Co-Op and independent shops such as a bakery, hairdresser, and a newsagent. There is also a post office, two public houses, village hall, recreational grounds, a primary school and doctors' surgery.

There is also easy access onto the A12 which is the main route into London and Ipswich.

Entrance Porch

Double glazed entrance door giving access to:

Living Room

15' 6" x 10' 3" (4.72m x 3.12m)

Double glazed window to front offering field views and radiator.

Inner Hall

Stairs to first floor and doors giving access to:

Cloakroom

Pedestal wash hand basin, low level w/c and radiator.

Kitchen

18' 9" x 7' 10" (5.71m x 2.39m)

The kitchen comprises of a selection of wall and base level units with integrated appliances throughout including washing machine, dishwasher and fridge freezer, electric oven, gas hob with extractor over, 1 1/2 bowl stainless steel sink and drainage unit inset into work surfaces with plumbing for washing machine under, radiator, french doors to garden and rear aspect and wall mounted boiler concealed in cupboard.

First Floor Landing

Double glazed window to side, loft access and doors giving access to:

Bedroom One

18' 10" x 18' 7" (5.74m x 5.66m)

Three double glazed windows to front offering field views, radiator and door giving access to:

En-Suite

Double glazed window to side and comprises of a double shower cubicle, pedestal wash hand basin, low level w/c and radiator.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)

Double glazed window to rear and radiator.

Bedroom Three

9' 10" x 7' 1" (3.00m x 2.16m)

Double glazed window to rear and radiator.

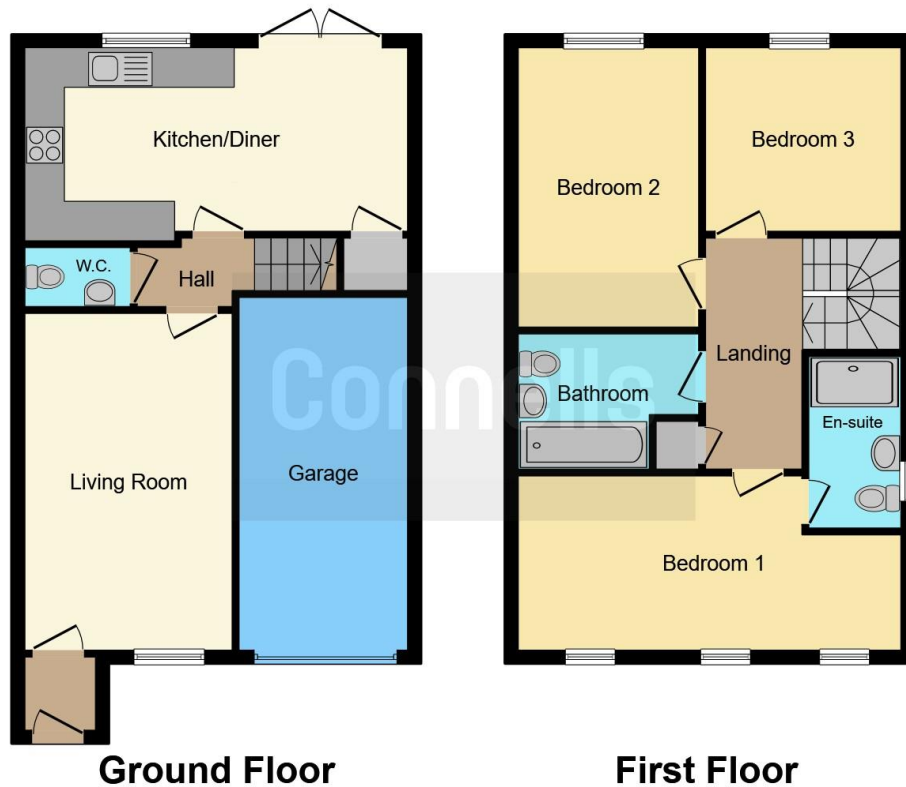
Bathroom

Three piece white suite comprising of a panel bath with mixer taps, pedestal wash hand basin, low level w/c, extractor fan and radiator.

Outside

The front of the property has a block paved drive offering off road parking and access to the garage which has a pull up door, power and light, side access to the rear garden which has panel fencing to rear boundaries, a patio area and the remainder is laid to lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

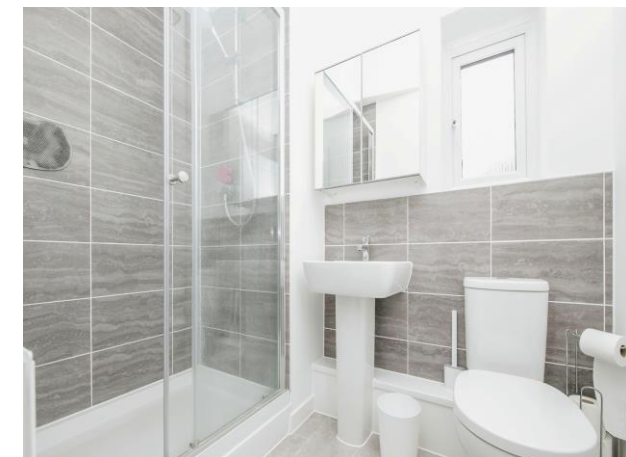
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EPC Rating: A

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Tenure: Freehold



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