



**Long Perry, Capel St. Mary, IPSWICH, IP9 2XD**



**welcome to**

**Long Perry, Capel St. Mary, IPSWICH**

Fantastic one of a kind property with flexible accommodation finished to the highest standard throughout! Situated in the popular village of Capel St. Mary.



## **Main House:**

### **Entrance Hall**

13' 1" x 10' 7" ( 3.99m x 3.23m )

Stunning entrance hall with stone effect flooring, a large understairs storage cupboard, an open staircase with glass balustrade, a wall papered wall, a composite front door with fitted mat, double glazed window and a white Victorian style radiator.

### **Cloakroom**

7' 1" x 3' 5" ( 2.16m x 1.04m )

Victorian style tiled flooring, an enclosed WC with oak worktop, wash hand basin with chrome mixer tap, chrome heated towel rail, extractor fan and spot lights.

### **Lounge**

19' 7" x 11' 7" ( 5.97m x 3.53m )

Beautiful light filled lounge with double glazed windows to the side and front with fitted blinds, oak flooring, two radiators, TV point, and a fitted log burner with Victorian style base.

### **Dining Room**

11' 4" x 11' 8" ( 3.45m x 3.56m )

Flooded with natural light via sliding doors leading to the rear garden, oak flooring throughout, one radiator, TV point and a breakfast bar seating area with an oak worktop and open window looking to the lounge. This is the perfect entertaining space!

### **Kitchen**

18' 3" x 7' 4" ( 5.56m x 2.24m )

A range of eye and base level units in high gloss white with marble effect square top surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with five ring gas burner and extractor hood, tiled splashback throughout, space for an American fridge/freezer, washing machine and dishwasher, tiled flooring, one radiator, an open window looking to the dining room and a further double glazed window to the rear.

### **First Floor Landing**

Loft hatch, a large double storage cupboard, carpet flooring, a glass balustrade and a double glazed window to the front.

### **Master Bedroom**

14' 5" x 12' 4" ( 4.39m x 3.76m )

Double glazed windows to the rear and side, original floorboards,

a full wall of bespoke sliding built in wardrobes, one radiator and a door leading to the en suite.

### **En Suite**

A shower with glass enclosure, tiled splashback, low level WC, pedestal wash hand basin, tiled flooring, shaver point, chrome heated towel rail, extractor fan and a double glazed window to the front.

### **Bedroom Two**

16' 4" x 12' ( 4.98m x 3.66m )

Large room with double glazed windows to the front and side, oak flooring, one radiator, a built in wardrobe and a further exposed wardrobe.

### **Bedroom Three**

13' 3" x 8' 7" ( 4.04m x 2.62m )

Double glazed window to the rear, original floorboards and one radiator.

### **Bedroom Four**

8' 8" x 8' 8" ( 2.64m x 2.64m )

Double glazed window to the rear, original floorboards and one radiator.

### **Shower Room**

6' 7" x 6' 4" ( 2.01m x 1.93m )

This shower room has been recently upgraded by the current vendors and boasts a walk in shower with glass enclosure, waterfall showerhead, further shower attachment and a panelled quartz effect splashback, low level WC, suspended vanity sink with chrome mixer tap, grey heated towel rail, grey wood effect flooring, spot lights, extractor fan and a double glazed window to the front.

### **Annex:**

A contemporary composite front door in black leading to the hall.

### **Entrance Hall**

7' 9" x 7' 1" ( 2.36m x 2.16m )

An integrated cork mat, tiled flooring, with under floor heating, a triple oak sliding door storage cupboard and a door leading to the remainder of the annex.

## **Bedroom**

15' x 11' 4" ( 4.57m x 3.45m )

Beautifully presented bedroom with a large, double glazed window to the front with fitted shutters, spot lights, a ceiling fan, Karndean wood effect flooring, fitted wardrobes, wall hung lights and one radiator.

### **Shower Room**

10' 7" x 5' 8" ( 3.23m x 1.73m )

Impressive, spacious shower room boasting ample natural light via a large skylight, tiled flooring with under floor heating, part tiled walls, a walk in shower with handle less glass enclosure, pressurised waterfall shower and further shower attachment, low level WC, hand crafted dual vanity sinks with rustic wooden bases, standalone sinks, chrome mixer taps and additional storage underneath, a grey heated towel rail, spot lights and extractor fan.

### **Kitchen/Diner/Family Room**

27' 2" max x 14' 9" ( 8.28m max x 4.50m )

Attractive room encompassing modern living luxuries! Boasting a large skylight with fitted down lighters, surrounding spot lights, tiled flooring throughout, full width bi-fold doors allowing access to the rear garden and beautiful views, one electric radiator, TV point and a white vertical wall hung radiator. This is the perfect entertaining space!

The stunning Wren kitchen includes a range of eye and base level handle less units in high gloss white with grey square top worktops, a black one and a half bowl sink plus drainer and chrome flexi mixer tap, an integrated oven, an integrated microwave, induction hob and extractor hood, a grey splashback throughout, an integrated washing machine and dishwasher, space for a fridge/freezer, a central island with storage under, a breakfast bar area, a fitted oak worktop and space for a dining table and a large sofa set up.

### **Outside:**

#### **Main House Front**

A block paved driveway with side by side parking for 5 large vehicles, two entrance points, one to the main house and one to the annex, both with matching composite front doors, fitted lights and a side access gate leading to the rear garden.



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## **Long Perry, Capel St. Mary, IPSWICH**

- Substantial four double bedroom detached home
- Beautifully presented rear gardens
- High specification one bedroom annex with private entrance
- Side by side off street parking for 5 large vehicles
- Ground floor cloakroom, two bathrooms & shower room in annex

Tenure: Freehold EPC Rating: D

guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

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