



Boundary Oaks, Capel St. Mary, Ipswich, IP9 2FL



welcome to

Boundary Oaks, Capel St. Mary, Ipswich

This beautifully presented three bedroom semi-detached home boasts an open plan lounge/kitchen/diner, under floor heating to the ground floor, a bathroom, en suite and ground floor cloakroom, off street parking, a 23ft garage and a COMPLETE ONWARD CHAIN!



Agents Note:

There is an annual Service Charge of £50 on this property payable to Forgain Ltd.

Entrance Hall

12' 8" x 6' 5" (3.86m x 1.96m)

Engineered oak flooring, under floor heating, space for a chair and coat rack, double glazed window to the side and a storage cupboard.

Cloakroom

6' 9" x 2' 9" (2.06m x 0.84m)

Half tiled walls, tiled flooring, under floor heating, low level WC, suspended vanity sink with chrome mixer tap, spot lights and double glazed sash window to the side.

Lounge/Kitchen/Diner

25' x 12' 8" (7.62m x 3.86m)

Enormous, open plan room flooded with natural light via double glazed sash window to the front and bi-fold doors leading to the rear garden, engineered wood flooring, under floor heating throughout and spot lights. The modern kitchen boasts a range of eye and base level units in cream with black stone effect worktop surfaces, a central island, ample storage space, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer, dishwasher and double oven with electric hob and extractor hood.

Utility Room

6' 4" x 5' 3" (1.93m x 1.60m)

Double glazed window to the rear, grey hard tiled wood effect flooring, under floor heating, eye and base units on cream with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a boiler, an extractor fan and space for a washing machine and tumble dryer.

First Floor Landing

Double glazed window to the side, carpet flooring, one radiator and a storage cupboard.

Master Bedroom

12' 8" x 9' 3" (3.86m x 2.82m)

Double glazed window to the rear, carpet flooring, one radiator and spot lights.

En Suite

7' 7" max x 5' 2" (2.31m max x 1.57m)

Stylish en suite which is fully tiled with grey hard tiled wood effect flooring, low level WC, suspended vanity sink with chrome mixer tap, a corner shower with glass enclosure, waterfall showerhead and shower attachment, chrome heated towel rail, extractor fan, spot lights and double glazed window to the rear.

Bedroom Two

9' 7" x 8' 7" (2.92m x 2.62m)

Double glazed sash window to the front, carpet flooring, one radiator and spot lights.

Bedroom Three

9' 6" x 8' 7" (2.90m x 2.62m)

Double glazed sash window to the front, carpet flooring, one radiator, loft hatch and spot lights.

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

Part tiled walls, tiled flooring, low level WC, suspended vanity sink with chrome mixer tap, a bath with overhead shower and glass screen, chrome heated towel rail, extractor fan and spot lights.

Outside:**Front Garden**

Block paved driveway with flower beds, a path leading to the front door, a shingle area and outside lights.

Rear Garden

Fully enclosed with a lawned area, two patio seating areas, a side gate, flower beds and an outside tap and light.

Garage

23' 1" x 10' 5" (7.04m x 3.17m)

A remote controlled electric up and over door, storage in the rafters, power and light.



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Boundary Oaks, Capel St. Mary, Ipswich

- Complete onward chain
- Under floor heating to the ground floor
- Utility room
- Off street parking
- 23ft garage with potential for conversion (STPP)

Tenure: Freehold EPC Rating: B

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119300 - 0004

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