

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

welcome to

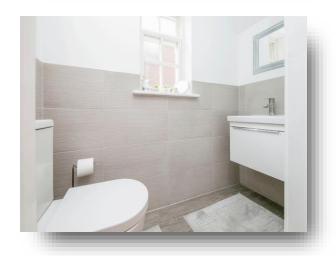
Boundary Oaks, Capel St. Mary, Ipswich

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 bifold 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.





welcome to

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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