



Link Road, Capel St. Mary, Ipswich, IP9 2HH

welcome to

Link Road, Capel St. Mary, Ipswich

Presented to the market with no onward chain is this executive 4 bedroom detached home with a ground floor study which has been used as a 5th bedroom and a beautiful wrap around corner plot with ample room for extension STPP.



Porch

6' 3" x 4' 7" (1.91m x 1.40m)

Tiled flooring and double glazed windows to the front and side aspect.

Entrance Hallway

15' 9" x 6' 3" Max (4.80m x 1.91m Max)

Spacious hallway with carpet flooring, radiator and under stair storage cupboard.

Cloakroom

7' 6" x 3' (2.29m x 0.91m)

Low level W/C, wash hand basin, tile effect flooring, radiator and a double glazed window facing the side aspect.

Lounge

15' 6" x 12' (4.72m x 3.66m)

Spacious lounge flooded with light via a large double glazed window overlooking the front garden, Nearly new carpet flooring, radiator, TV point, wall hung lights and a gas fire with stone base and double doors leading to the dining room.

Dining Room

10' 1" x 9' 2" (3.07m x 2.79m)

Lovely dining room boasting sliding doors leading to the garden and double doors connecting this room to the lounge, nearly new carpet flooring, radiator and a serving hatch leading to the kitchen.

Kitchen

16' 5" x 9' 3" (5.00m x 2.82m)

Eye and base level units in wood with stone effect work tops in white, a cream sink with drainer unit and a chrome mixer tap, integrated Neff double oven with warming tray, induction hob and extractor hoods, space for a fridge freezer, washing machine and dishwasher, tiled splashback. an airing cupboard housing the combination boiler, which is under 1 year old, double glazed windows facing the side and rear aspect, door to the garden and a serving hatch leading to the dining room.

Study/Bedroom 5

16' 2" x 7' 6" (4.93m x 2.29m)

Used as a study and this spacious room has also been used as a 5th bedroom in the past and could be used as a fantastic children's playroom It benefits from a double glazed window facing the front aspect, carpet flooring, radiator and a double built in wardrobe.

Landing

Carpet flooring, loft hatch, airing cupboard and a double glazed window facing the front aspect.

Master Bedroom

12' 6" x 12' 1" (3.81m x 3.68m)

Double glazed window facing the front aspect, nearly new carpet flooring, radiator and a wall papered wall.

Bedroom 2

12' 3" x 12' (3.73m x 3.66m)

Double glazed window facing the rear aspect, nearly new carpet flooring, radiator and a built in wardrobe.

Bedroom 3

12' 3" x 8' 3" (3.73m x 2.51m)

Double glazed window facing the rear aspect, carpet flooring, radiator, built in wardrobe and a wall papered wall.

Bedroom 4

9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed window facing the front aspect, carpet flooring and radiator.

Shower Room

8' 1" x 7' Max (2.46m x 2.13m Max)

Modern shower room boasting a walk-in shower with waterfall shower head and a handleless glass screen, enclosed W/C and matching vanity sink, fully tiled walls and flooring in a stylish Grey tile, spotlights, shaver point, extractor fan, chrome heated towel rail and a double glazed window facing the side aspect.

Outside:

Front Garden

Hard standing driveway for multiple cars with adjacent lawned area with great potential for a larger driveway if required, side access leading to the rear garden and a electric roller door providing access to the garage.

Garage

17' 6" x 7' 6" (5.33m x 2.29m)

Electric roller door, power, light and a door leading to the rear garden.

Rear Garden

Wrap around corner plot garden boasting a large lawned area with curved borders and full flower beds, ample fruit trees, patio seating area with canopy and further patio area providing seating options, shed, brick shed, side access gate, door to the garage and kitchen, outside tap and lights. There is room to either side of this property and it is prime for extension subject to planning permission being granted.

Agents Note:

Please be advised this property was under pinned in the 1990's.



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Link Road, Capel St. Mary, Ipswich

- Corner plot property with great potential for extension STPP
- Beautiful wrap around garden
- EPC Rating: C
- Modern 1st floor shower room
- Ground floor study/5th bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120519 - 0008

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