



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

welcome to

Boundary Oaks, Capel St. Mary, Ipswich

This well-presented, detached home benefits from three double bedrooms, a large, open plan kitchen/diner/lounge, a separate utility, a ground floor cloakroom, a 1st floor bathroom and en suite, a garage, off street parking and a sunny, un-overlooked rear garden.



Entrance Hall

12' 7" x 6' 4" max (3.84m x 1.93m max)

Spacious hallway with a reading nook, double glazed sash window to the side, oak flooring, under floor heating, a storage cupboard and a fitted cork mat.

Cloakroom

7' 4" x 2' 8" (2.24m x 0.81m)

Double glazed sash window to the side, grey hard tiled wood effect flooring, under floor heating, part tiled walls, low level WC, a suspended vanity sink, spot lights and extractor fan.

Kitchen/Diner/Lounge

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

This stunning , open plan room encompasses modern living, with double glazed sash windows to the front and side, bi-fold doors leading to the rear garden, oak flooring throughout, under floor heating, TV point, spot lights, ample space for a sofa and dining table, eye and base level units in cream with stone effect worktop surfaces, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with induction hob and extractor hood, an integrated fridge/freezer and dishwasher, a pull out spice rack and a central island with breakfast bar area.

Utility

6' 4" x 5' 4" (1.93m x 1.63m)

Grey hard tiled wood effect flooring, under floor heating, base units in cream with wood effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a wall mounted, gas fired boiler, double glazed window to the rear and space for a washing machine.

First Floor Landing

Carpet flooring, one radiator, double glazed sash window to the side, loft hatch and an airing cupboard.

Master Bedroom

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

Double glazed sash window to the rear, spot lights, carpet flooring, one radiator and a door to the en suite.

En Suite

7' 8" max x 5' 3" (2.34m max x 1.60m)

Stylish en suite with fully tiled walls and flooring in a grey tile, low level WC, a suspended vanity sink, a corner shower with glass enclosure and waterfall showerhead, chrome heated towel rail, spot lights, extractor fan and double glazed window to the rear.

Bedroom Two

9' 8" x 8' 7" (2.95m x 2.62m)

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

Bedroom Three

8' 7" x 7' 2" (2.62m x 2.18m)

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

Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)

Double glazed sash window to the side, grey hard tiled wood effect flooring, partially tiled walls, low level WC, a suspended vanity sink, a bath with overhead shower and glass screen, spot lights, extractor fan and chrome heated towel rail.

Outside:

Front Garden

A flower bed border, a pathway to the front door, a block paved driveway to the side providing off street parking and a side access gate leading to the rear garden.

Rear Garden

Fully enclosed, un-overlooked rear garden with a patio area, a side access, an outside tap and light, a lawned area and flower beds.

Garage

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

An electric roller door, power, light and storage in the rafters.

Agents Note:

Please note there is an annual Service Charge on this property of £55 payable to Forgain Ltd.



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Boundary Oaks, Capel St. Mary, Ipswich

- Three double bedrooms
- Ground floor cloakroom, 1st floor bathroom & en suite
- Large open plan kitchen/diner/lounge
- Seperate utility
- Garage & off street parking

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120604 - 0002

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william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk