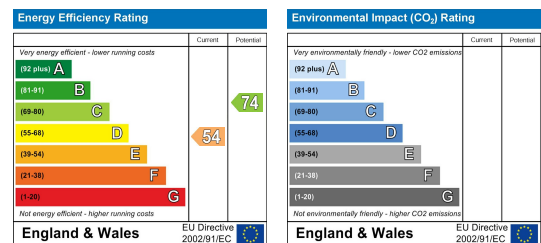


Total Area: 171.0 m<sup>2</sup> ... 1840 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## 1 St. Marys Road, Creting St. Mary, Ipswich, IP6 8LZ £415,000

Welcome to St. Marys Road, Creting St. Mary, a charming village just outside Needham Market, where this 3-bedroom detached bungalow is waiting to become your new home. Nestled in a lovely corner plot, this property boasts ample off-road parking and a double garage, ensuring convenience and space for your vehicles. The generous gardens surrounding the bungalow offer a perfect setting for outdoor relaxation and entertaining. Inside, you'll find a well-designed layout featuring a master bedroom with an ensuite. With the advantage of no onward chain, the process of making this property your own is made even smoother. Don't miss out on the opportunity to make this bungalow in Creting St. Mary your own.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



# 1 St. Marys Road, Creting St. Mary, Ipswich, IP6 8LZ

## CREETING ST MARY

Creting St Mary lies just to the north east of Needham Market which is in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. Needham Market has a butchers, bakers, post office, co-op supermarket and a number of individual shops. There is a rail station in Needham Market with mainline connections to Ipswich and Stowmarket where in turn there are main line services to London Liverpool Street. The town also has the Needham Lake conservation area with a number of countryside walks and the county town of Ipswich is just eight miles away with all the social, shopping and leisure facilities.

## ENTRANCE PORCH:

With door to...

## HALLWAY:

Radiator, doors to ...

## LIVING ROOM / RECEPTION ROOM: 18'10" x 19'7" (5.75 x 5.98)

Two double glazed windows to side, rear, feature centre brick fireplace, two radiators, double glazed sliding doors to ...

## CONSERVATORY: 15'7" x 10'2" (4.77 x 3.11)

Radiator, double glazed doors to rear

## DINING ROOM: 12'7" x 9'1" (3.84 x 2.78)

Radiator, doors to conservatory and kitchen...

## KITCHEN: 11'6" x 13'9" (3.51 x 4.20)

Double glazed window to rear, range of work surfaces and tiled splashback, wall and base units, eye level built in oven and hob, extractor over, stainless steel sink with mixer tap, radiator and a built in fridge...

## UTILITY ROOM: 8'10" x 5'6" (2.71 x 1.68)

With double glazed window to side, space for washing machine and tumble dryer, floor standing boiler, and sink unit

## BEDROOM ONE: 12'1" x 11'8" (3.70 x 3.58)

Double glazed window to front, built in wardrobe and drawer unit, radiator door to...

## EN SUITE:

Double glazed window to side, double shower cubicle, radiator, low level WC, hand wash basin.

## BEDROOM TWO: 15'11" x 10'10" (4.86 x 3.32)

Double glazed window to front and side, and radiator.

## BEDROOM/STUDY: 7'10" x 7'11" (2.39 x 2.43)

Double glazed window to front and radiator.

## BATHROOM:

Shower cubicle, low level Wc, hand wash basin set in vanity unit, window to rear, and heated towel rail.

## OUTSIDE:

Front ample off road parking with brick frontage and access to rear garden. further off road parking to the right of the property for approx 3 cars.

Rear garden has hedge and shrub surround, laid to lawn. three sheds, a summer house and greenhouse.

## DOUBLE GARAGE: 17'5" x 18'4" (5.31 x 5.60)

Up and over doors. with power and light. and outside tap.

## NEEDHAM MARKET:

Hamilton Smith Needham Market  
01449 722 242  
needham@hamilton-smith.com  
www.hamilton-smith.com

