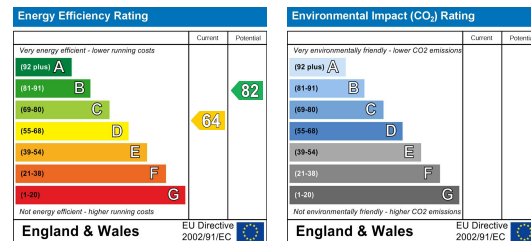


Ground Floor
Approx. 99.4 sq. metres (1069.4 sq. feet)



Total area: approx. 99.4 sq. metres (1069.4 sq. feet)
Prepared By david-mortimer.com Not To Scale For Identification Purposes Only
Plan produced using PlanUp.



2 Clarkes Close, Creeting St. Mary, Ipswich, IP6 8NR £415,000

This perfectly presented three bedroom detached bungalow is tucked away in the village of Creeting St Mary, with stunning views to the rear overlooking fields. The property has undergone some lovely modernisation and offers gardens to front and rear, ample off road parking and out building/ office and workshop.



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.

2 Clarkes Close, Creting St. Mary, Ipswich, IP6 8NR

CREETING ST MARY:

Creting St Mary is a charming village located in Suffolk, England, with close proximity to the A14. Known for its picturesque countryside and historical charm, the village is home to the Church of St Mary, with a rich history dating back to the medieval period. This quaint village offers a peaceful retreat with its beautiful landscapes, traditional English cottages, and a warm, welcoming community. Creting St Mary is a perfect example of rural English life, where history and tranquility come together.

ENTRANCE HALL:

Doors to...

LIVING ROOM: 23'7" x 12'9" (7.2 x 3.9)

Double glazed window to rear overlooking fields, double glazed french doors to rear garden, radiator, ceiling spotlights, working fire place.

KITCHEN: 17'0" x 8'6" (5.2 x 2.6)

Double glazed window to side, tiled floor, wall and base units, butler sink, integrated Bosch dishwasher wooden worktops and space for appliances and howdens fitted kitchen in 2023.

SHOWER ROOM:

Double glazed window to side, low level w/c, hand wash basin, shower cubicle and wall mounted towel rail.

BATHROOM:

Double glazed window to side, paneled bath, wall mounted towel rail, vanity hand wash basin and spotlights.

BEDROOM ONE: 15'8" x 11'5" (4.8 x 3.5)

Double glazed window to front, spotlights and radiator.

BEDROOM TWO: 11'9" x 9'10" (3.6 x 3)

Double glazed window to front, spotlights and radiator.

BEDROOM THREE: 11'1" x 8'2" (3.4 x 2.5)

Double glazed window to side and radiator.

OUTSIDE:

Single shingled driveway to front providing AMPLE off road parking, front garden is enclosed by fencing and is accessed via a five bar gate.

REAR GARDEN:

Laid to lawn, fenced and hedging surround, decking area and field view.

WORKSHOP:

Power, lights and loft access.

OFFICE SPACE: 14'4" x 11'5" (4.38 x 3.5)

Power and light.

AGENTS NOTE:

Property recently had new windows, doors (2021), guttering, socket and outside canopy. Private road with shared access leading to the property.

NEEDHAM MARKET:

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

