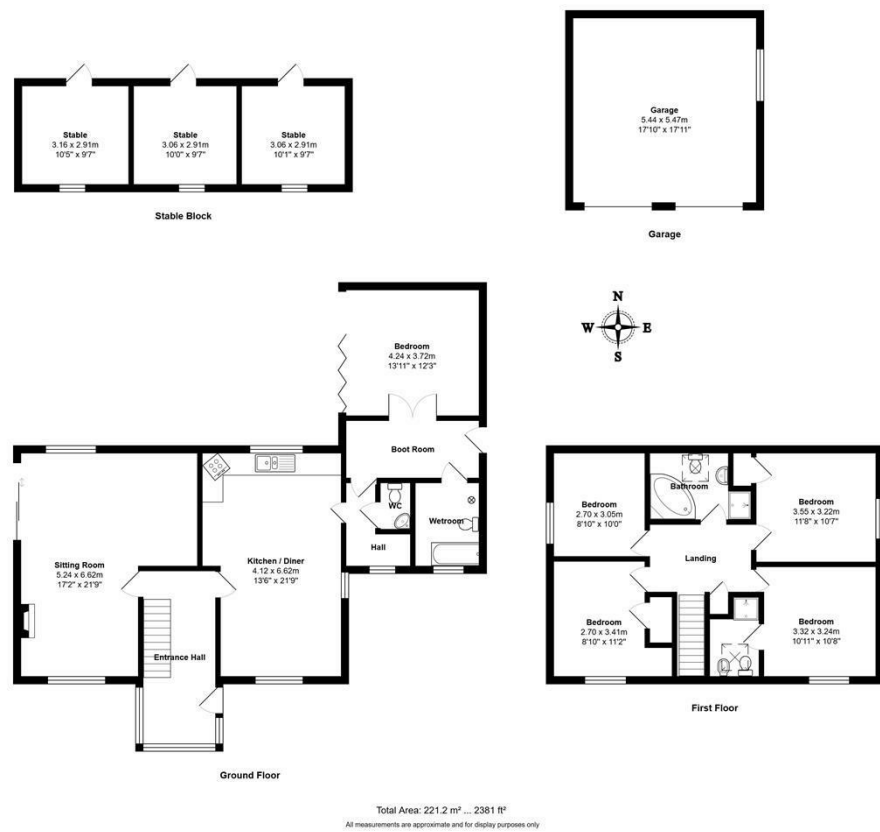




Willow Farm , Creting St. Mary, Ipswich, IP6 8PQ £750,000

DEVELOPMENT opportunity, perfectly located detached property in the beautiful Village of Creting St Mary, being tucked away down a country lane with ample grounds and over 2300 sq ft of accommodation contact us on 01449 722242



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.

Willow Farm Creeting St. Mary, Ipswich, IP6 8PQ

CREETING ST MARY:

Creeting 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, church of England primary school, 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. There is a village hall which is home to a thriving social club, Blacksmiths field, a large recreational area with walks, football field, pond and play equipment. Creeting St Mary is a perfect example of rural English life, where history and tranquility come together.

FRONT ENTRANCE DOOR TO:

ENTRANCE HALL:

Windows to front, stairs to first floor doors to...

KITCHEN/DINER: 21'9" x 13'6" (6.63m x 4.11m)

Windows to front, side and rear, range of wall and base units, tiled floor, integrated hob and extract, sink and drainer.

SITTING ROOM: 21'9" x 17'9" (6.63m x 5.41m)

Window to front aspect, fire place with brick surround, patio doors to garden and window to rear aspect.

INNER HALLWAY:

Window to front, doors to...

CLOAKROOM:

Low level W/C and wash hand basin

BOOT ROOM:

Tiled floor and doors to....

WETROOM:

Window to front bath, shower, hand wash basin, low level WC, radiator and tiled floor.

BEDROOM: 13'11" x 12'3" (4.24m x 3.73m)

LANDING:

Storage cupboard and doors to....

BEDROOM 1 : 10'11 x 10'8" (3.33m x 3.25m)

Window to front and door to....

EN-SUITE:

BEDROOM 2: 11'8" x 10'7" (3.56m x 3.23m)

Window to side and storage cupboard

BEDROOM 3: 11'2" x 8'10" (3.40m x 2.69m)

Window to front and storage cupboard

BEDROOM 4: 8'10" x 10' (2.69m x 3.05m)

Window to side

BATHROOM:

Corner bath, window to rear aspect, low level WC, hand wash basin, shower and wall mounted towel radiator.

OUTSIDE:

Sitting upon approx 2 acres with mature trees, planting and lawn areas

Double garage

Three stable buildings

NEEDHAM MARKET:

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