



Grier & Partners
— LAND AND ESTATE AGENTS —

BLUEBELLS, REMBROW ROAD, CAPEL ST. MARY,
IPSWICH, IP9 2EU
GUIDE PRICE £595,000





DIRECTIONS

From the A12 proceed along The Street passing the parade of shops on the right hand side, proceed past the school on the right and turn left into Rembrow Road. The property will be found on the left, set back from the road behind a wide verge.

CAPEL ST MARY

Has a good range of local facilities including several village shops, primary school, several churches, GP surgery and dentist. The primary school is situated in the heart of the village and is in the high school catchment for East Bergholt High School with sixth form centres in both Ipswich and Colchester. There are a number of independent schools in the area. The A12 is in easy reach with links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Main line railway stations in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.

SERVICES

We understand that all mains electricity, gas, water and drainage are connected to the property.



EPC rating - C rating

Council Tax Band - D

Local Authority - Babergh District Council - 0300 123 4000

AGENTS NOTE

As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.



INTRODUCTION

An impressive and stylishly presented detached three/four bedroom property in a convenient location within the village being set back behind a grass verge and behind its own extensive driveway. The property offers spacious, contemporary accommodation of approximately 1,450 sq.ft which includes living room, outstanding live-in kitchen/dining/garden room, dining room/bedroom 4, three generous bedrooms, impressive bathroom and extremely generous en suite shower room. The neatly tended and well stocked gardens are equally delightful with ample parking to the front for a number of vehicles and being approx 70' wide to the rear.



INFORMATION

A stunning detached bungalow of cavity brick construction under a tiled roof which was extended by the current owners in 2010. The property benefits from a myriad of features including oak internal doors, air conditioning to some rooms, CCTV, alarm system, Worcester gas fired boiler serving the radiator and hot water system and is fully double glazed. Block paving to the front with ample parking for several vehicles. Situated in a convenient position within the village within a short and easy walk to the junior school and village amenities.



HALLWAY

Front door opening into a large "T"-shaped and welcoming entrance hall with doors off to all rooms. Benefitting from cloaks cupboard, shelved store cupboard with electric sockets, loft hatch, radiator and a glass block feature allows "borrowed light" into the hall from the bathroom. We understand that the loft is insulated but not boarded.



LIVING ROOM

15' 9" x 13' 8" (4.8m x 4.17m) A spacious room with windows to the rear, radiator and recessed lighting.

DINING ROOM/BEDROOM 4

14' 8" x 8' 2" (4.47m x 2.49m) Window to the rear into the Garden Room, radiator, shelved store cupboard.

STUNNING KITCHEN/DINING/GARDEN ROOM

28' 0" x 18' 0" (8.53m x 5.49m) overall This impressive "L" shaped room is the hub of the property offering light, space and overlooking the well maintained garden.



Kitchen - (approx 14' x 11') benefitting from a range of contemporary wall and base units, 1 1/2 bowl composite sink unit with mixer tap, built-in Bosch electric oven, built in Bosch combination microwave, built-in Bosch coffee machine, two built-in wine racks, Smeg gas hob with brushed steel splashback, extractor hood over, tall pull-out unit, ample range of pan and storage drawers, space for American-style fridge/freezer.

Dining/Garden Room (approx 18'6" x 12'4") A light and spacious area which is further emphasised by the vaulted ceiling and four skylights which allow light to flood into this generously sized area. Being glazed to three sides with double patio doors to the rear garden, radiator and air conditioning unit.



BEDROOM ONE

15' 11" x 11' 9" (4.85m x 3.58m) Window to front elevation, range of built-in wardrobes with sliding doors, radiator, air conditioning unit, wall mounted TV socket. Door to :

EN SUITE SHOWER ROOM

11' 8" x 5' 10" (3.56m x 1.78m) Window to rear, radiator, illuminated mirror over vanity unit with sink unit and mixer tap, tiled splashbacks, double width walk-in fully tiled digital shower unit behind glass block wall, extractor fan.

BEDROOM TWO

15' 0" x 11' 0" (4.57m x 3.35m) Window to front, radiator, built-in corner wardrobes, recessed lights.

BEDROOM THREE

15' 1" x 8' 2" (4.6m x 2.49m) Window to front, range of





built-in wardrobes, radiator.

FAMILY BATHROOM

10' 10" to back of sinks x 8' 4" (3.3m x 2.54m) A luxuriously fitted bathroom having twin counter-top sinks with mirrors over and cupboards under, panelled corner bath with tiled splashbacks and mixer tap and separate shower head, low level wc, cupboard with Worcester wall mounted gas boiler and space for washing machine.

OUTSIDE

FRONT GARDEN

Measuring approx 70' wide and set behind a low brick wall, the front garden is block paved providing ample parking for a number of vehicles, with established shrubs and giving access to the front door, large garage approx 25'2" x 11'8" (7.7m x 3.6m) with electric roller door and side gate through to the rear garden.

REAR GARDEN

The private rear garden is approx 70' wide laid mainly lawn and surrounded on three sides by a high wooden fence. A large patio spans the width of the property providing ample space for al fresco dining and other outdoor activities, together with a second raised corner patio which captures the evening sunshine.

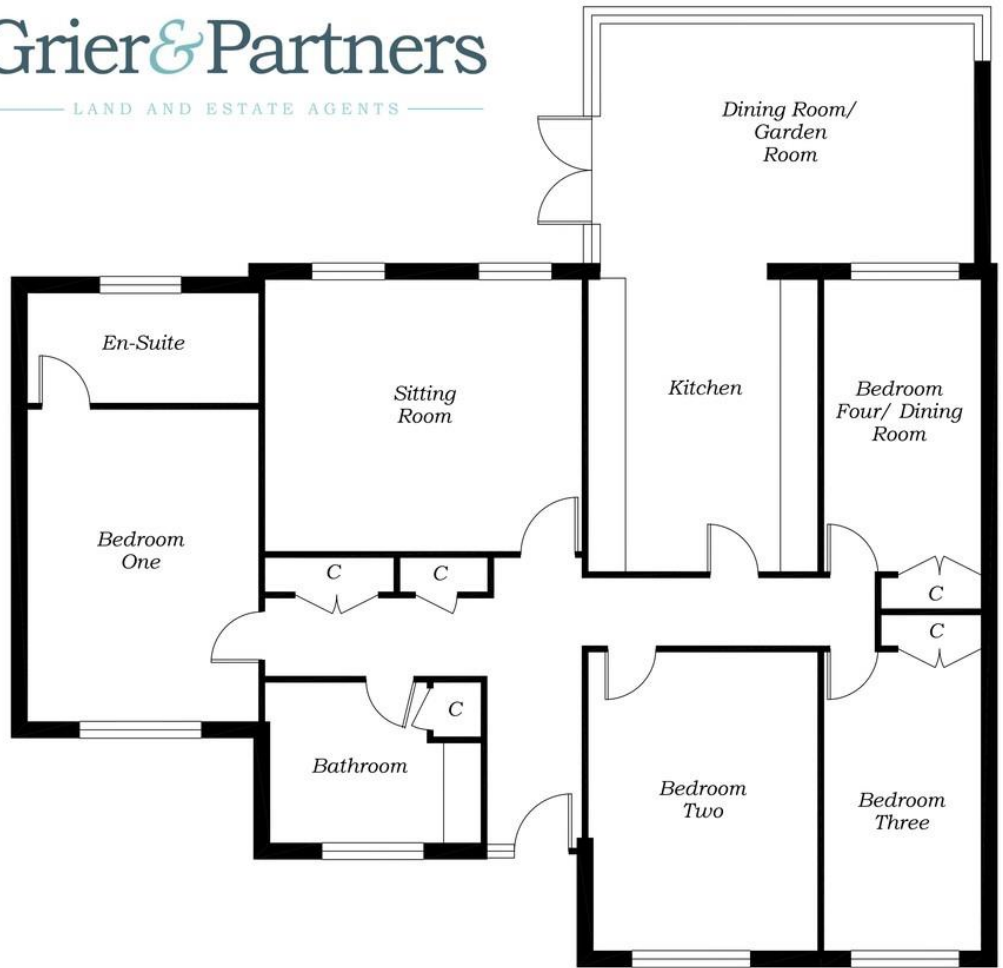
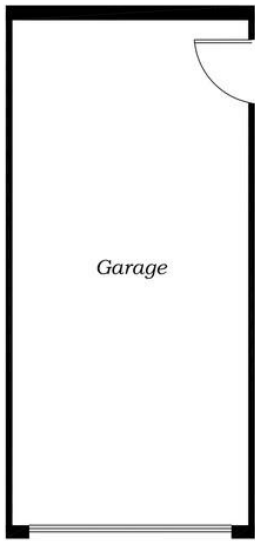






Grier & Partners

LAND AND ESTATE AGENTS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		