



**Grier & Partners**  
— LAND AND ESTATE AGENTS —

PINE HOUSE, LONDON ROAD, CAPEL ST. MARY,  
IPSWICH, SUFFOLK, IP9 2JJ  
OFFERS IN EXCESS OF £695,000







## INTRODUCTION

This well presented, detached, five bedroom family home situated in a convenient position in the village of Capel St Mary on a no-through road offers an abundance of space and living accommodation from the open plan 'Orwell's' Kitchen-Breakfast room to the generous dining room and sitting room with double doors to the garden. Double cart lodge at the front, gated access and a pleasant rear garden complete this charming village home, available with no-onward chain.



## INFORMATION

completed in the early 2000's of brick and block construction with brick elevations under a tiled roof, windows and doors and double glazed sealed hardwood units. Heating is via a combination gas boiler to radiators throughout the property, hot water is provided on demand. Electrics are via a RCD consumer unit and there is an alarm system fitted (untested).

## DIRECTIONS

from the A12 heading North take the Capel St Mary turn onto London Road, passing Bypass Nurseries on the right hand side continue on to the T-Junction with The Street. Turn Right and then take the next left onto London Road again and as the road turns right turn left and the property can be found on the right hand side.

## CAPEL ST MARY

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

## SERVICES

mains water, gas, electric and drainage are all connected to the property alongside high speed broadband being available. Local Babergh District Council contact 0300 123 4000. Council tax band - F - Energy Performance Rating - D -

## ACCOMMODATION

extensive and flexible accommodation over two floors, on the ground floor, entrance via a secure hardwood front door into the:

## ENTRANCE HALL

18'05 x 7'04 spacious and inviting hallway with hardwood effect flooring, under stairs storage space and cloakroom with w/c and wash basin. Doors to the kitchen/ breakfast room and:





### **SITTING ROOM**

18'03 x 12'06 dual aspect room with an abundance of light from windows to the front (East) and rear (West) alongside panel glazed double doors out into the rear garden and terrace, feature fireplace with tiled hearth and brick surround.

### **DINING ROOM**

17'11 x 11'04 windows to the front (East) and side (South), cloaks cupboard to the side. The room is currently configured as a dining room but could be utilised as an additional sitting room or large home office.

### **KITCHEN/ BREAKFAST ROOM**

20'03 x 11'05 triple aspect room with windows to the sides looking over the garden and a secure panel glazed door to the rear onto the terrace. The stunning Orwell's, shaker style kitchen offers a range of wall and base units to two sides providing extensive storage space, pan drawers and cupboards, integrated fridge, dishwasher and microwave, fitted Rangemaster Classic electric oven and hob combination. Central island unit under a light granite work surface with breakfast bar, the work surface extends over base units with an inset butler sink and cut drainage surface, oak effect flooring and door through into the:

### **UTILITY ROOM**

10'00 x 5'11 window to the side with granite work surface and undermount sink. Further range of fitted full height units contain the integrated freezer, large corner cupboard and laundry stack with space for washing machine and tumble dryer. Wall mounted combination boiler.

### **ON THE FIRST FLOOR**

stairs ascend from the hallway up to the spacious landing with a window overlooking the rear garden, large airing cupboard and doors to:

### **BEDROOM ONE**

13'04 x 11'04 dual aspect with windows to the side and rear of this bright room, walk in wardrobe in eaves to the side, door though into the:

### **EN-SUITE SHOWER ROOM**

8'05 x 6'05 velux window to the side, fully tiled walls sand floor with a marbled finish, walk in shower with rainfall head inset to the ceiling, pedestal wash basin, w/c, heated towel rail, extractor fan and recessed ceiling lights.



#### **BEDROOM TWO**

14'11 x 11'05 window to front of this large second bedroom with ample room for king sized bed and freestanding wardrobes.

#### **BEDROOM THREE**

10'08 x 9'02 window to the front, overlooking the front garden and cart lodge.

#### **BEDROOM FOUR**

10'08 x 8'09 window to the rear overlooking the garden.



#### **FAMILY BATHROOM**

9'03 x 5'08 window to the front, matt painted flooring, oversize freestanding bath with wall mounted taps, heated towel rail, w/c, pedestal wash basin, recessed ceiling lights and extractor fan.

#### **ON THE SECOND FLOOR**

stairs ascend from the first floor landing up and into:

#### **BEDROOM FIVE**

20'05 x 11'04 twin Velux windows to the rear, extensive space, currently configured as a bedroom but with great scope for utilisation as required.



#### **OUTSIDE**

to the rear of the property the garden is predominately laid to lawn with well defined fence boundaries to all sides, large area of paved terrace with a low brick wall enjoys afternoon sunshine and midday shade, the garden is interspersed with a range of mature Pine trees and shrubs, gated access via either side to the:

#### **FRONT GARDEN**

again securely fenced to all sides either gated access from London Road onto the block paved driveway providing parking for a number of vehicles and framing the front elevation of this stunning property.

#### **CART LODGE**

two bays with the left hand bay open to the front (17'04 x 9'05) with central strip light. Right hand bay with secure doors from the driveway (17'01 x 8'01) fitted shelving to the side, lights and lower points. Loft opening with ladder access to the first floor loft space, window to the side.

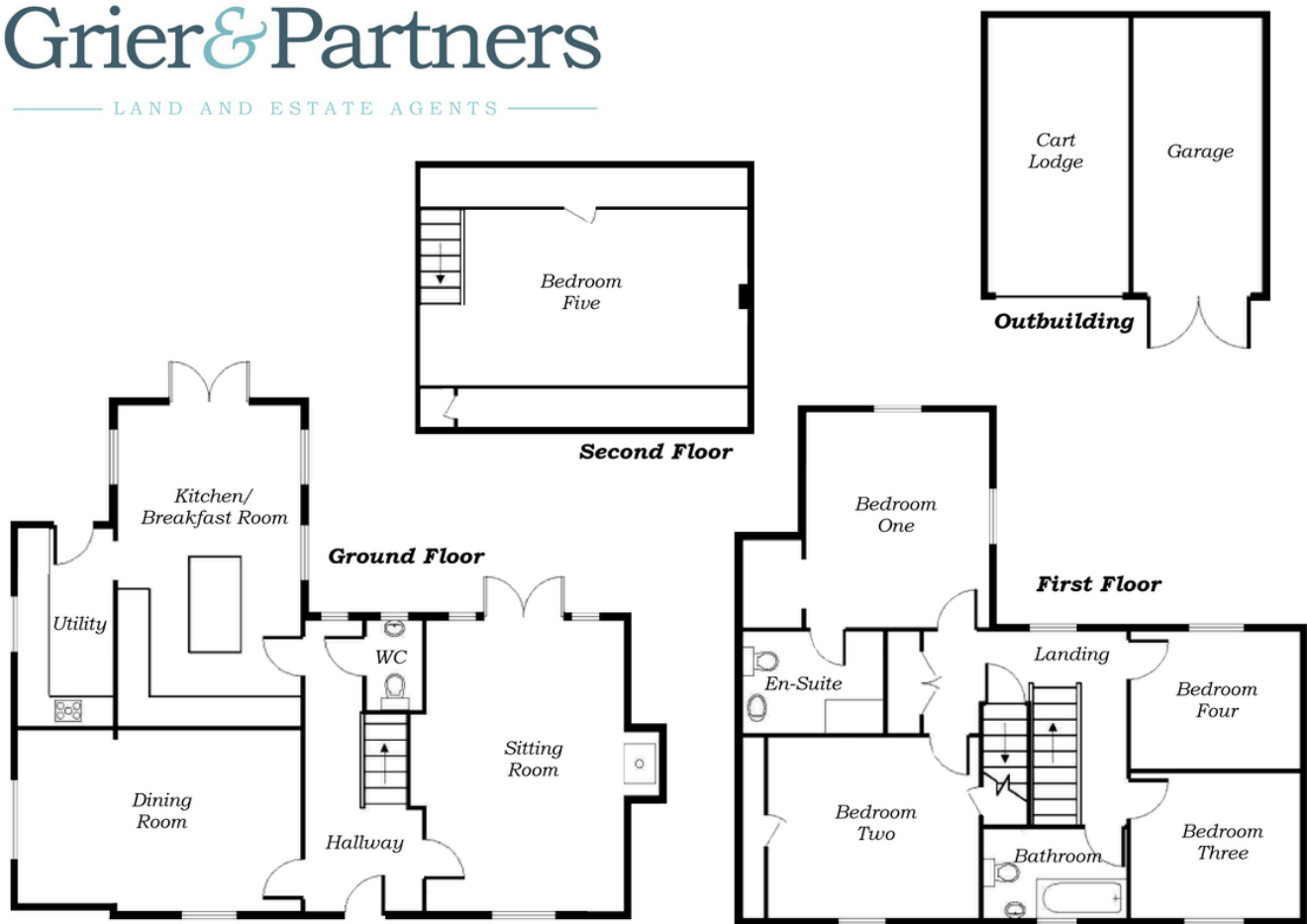












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		