



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

5 DAISY CLOSE, CAPEL ST. MARY, IPSWICH, IP9 2YD  
OFFERS IN EXCESS OF £260,000







## INTRODUCTION

An well presented end of terrace two bedroom house built approx 3 years ago (NHBC still remaining) with benefit of being within easy access of all village amenities. Offering living room, kitchen/dining room, cloakroom, two bedrooms and family bathroom, front and rear garden with driveway and one further allocated parking space, double glazing and gas fired radiator heating.



### 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, high school catchment for East Bergholt High School and sixth form centres 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 stations in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.

### DIRECTIONS

From the A12 proceed into the village and turn right into Thorney Road. Turn right into Longfield Road and first right into Little Tufts. Proceed along Little Tufts and Daisy Close is the first cul-de-sac on the left facing the area of green.

### INFORMATION

Built approx 3 years ago by Persimmon Homes, the property still has an NHBC remaining. Windows are double glazed and a gas fired boiler provides hot water and heating to radiators. The loft, we understand, is insulated and part-boarded.

### SERVICES

We understand that all mains services are connected to the property.

EPC Rating - B

Council Tax Band - B

We understand from the vendor that an annual payment is made to a management company who maintain communal areas.

### 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 inside or out.

### HALLWAY

The upvc front door opens into this area with a radiator and stairs to the first floor. Door into:







## CLOAKROOM

4' 10" x 2' 10" (1.47m x 0.86m) Opaque window to the front, white suite comprising low level wc, pedestal wash hand basin, radiator.

## LIVING ROOM

15' 1" x 9' 2" (4.6m x 2.79m) A bright and well proportioned room with window to the front aspect, radiator, understair cupboard and door to :

## KITCHEN/DINING ROOM

12' 8" x 8' 1" (3.86m x 2.46m) Window and patio doors to the rear garden, range of fitted wall and base units with work surfaces over, , stainless steel sink unit with mixer tap, electric oven, ceramic hob, extractor over, tile effect flooring, boiler, space for washing machine and fridge/freezer, radiator, space for table and chairs.

## ON THE FIRST FLOOR

## BEDROOM ONE

12' 6" x 8' 2" (3.81m x 2.49m) Another well proportioned room with window to the rear, radiator

## BEDROOM TWO

12' 8" x 8' 6" reducing to 5' 6" (3.86m x 2.59m) Two windows to the front elevation, radiator.

## BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m) Opaque window to the side, white suite comprising low level wc., pedestal wash hand basin, panelled bath with shower over and glass shower screen, part tiled walls, heated towel rail.

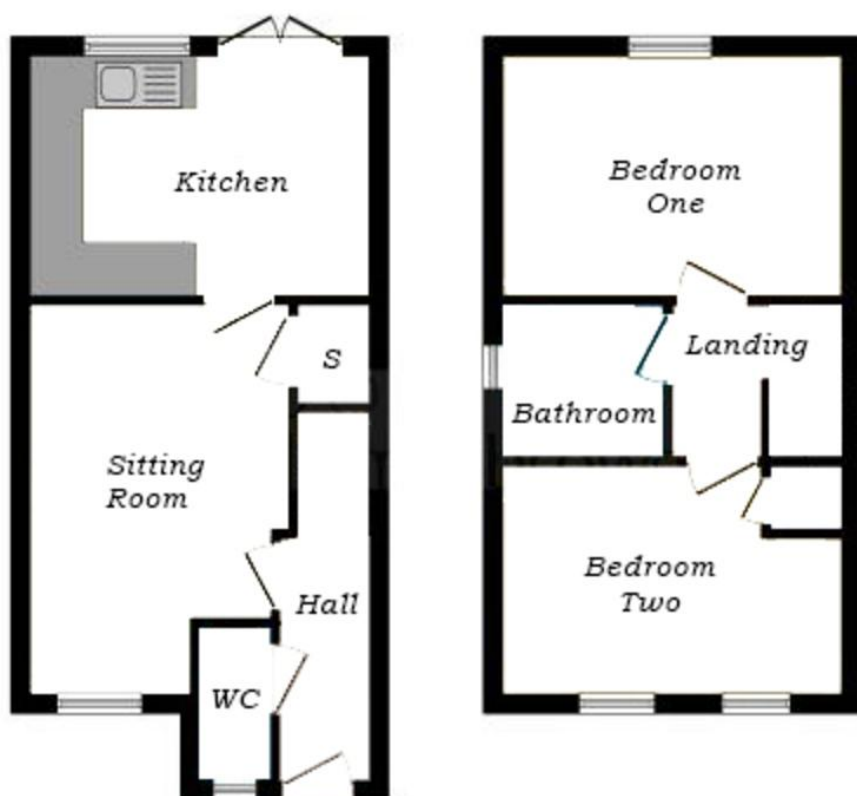
## OUTSIDE

The property is situated in a cul-de-sac location with a block-paved drive and stone slab pathway to the front door and around to the side. The front garden is laid to lawn and there is one allocated parking space which is located in a bay opposite the property. A walkway to the side of the property leads between the properties and access to the rear garden is through a side gate.

The side gate opens into the rear garden (measuring approx 32'9" x 14'5") which is laid to lawn with garden shed and patio/seating area to the rear and is enclosed by panelled fencing to all sides. There is also an outside light, outside tap and an exterior electrical socket.







Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		