



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

MUNNINGS, THE DRIFT, CAPEL ST. MARY, IPSWICH,  
SUFFOLK, IP9 2DU  
ASKING PRICE OF £725,000







## INTRODUCTION

this spacious, prominent, welcoming and modern four-bedroom family home in the village of Capel St Mary offers flexible, open plan living space that seamlessly integrates with the South facing garden. Completed in 2022 to an exceptional standard throughout with high efficiency values and features such as underfloor heating and supplementary solar water heating. The Drift is a private and attractive road within the village with Munnings in particular offering views over the parish church. We highly recommend a viewing.

## INFORMATION

Completed in 2022 of brick and block cavity construction under a tiled roof with brick elevations. The property is heated by a Worcester Bosch gas fired boiler, underfloor heating on the ground floor with zonal controls for all rooms, on the first floor heating is provided by radiators throughout. Worcester Bosch water heating solar panel is integrated into the roof and provides additional water heating to the mains pressure hot water tank. Windows are UPVC casement and sliding sash throughout providing exceptional thermal insulation alongside a charming aesthetic. The property has the balance (8 years) of a NHBC buildmark warranty remaining. The property is highly efficient. High Speed fibre broadband to the property. The house is fitted with an advanced alarm system. EV charging point.





## DIRECTIONS

from the A12 heading North take the Capel St Mary turning and follow London Road, turn left at the T Junction onto The Street towards the centre of the village. Passing the co-op and other shops on the right carry on past the primary school and then with the church on your right turn left up into The Drift and then take a right turn and the property can be found on the left hand side with ample driveway parking.

## SERVICES

mains water, gas, electric, drainage and high speed broadband are connected to the property. Local Babergh District Council contact 0300 234 5600. Council Tax Band - F - Energy Performance Rating – B -

## 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.

## ACCOMMODATION

over two floors and offering a blend of modern open plan living space alongside contemporary features and a high quality finish throughout.

## ENTRANCE

via a secure UPVC wood effect door into the:

## HALLWAY

11'10 x 10'03 window to the side, oak flooring that extends throughout the whole of ground floor bar the kitchen dining room, substantial under stairs cupboard and doors to:

## STUDY

13'00 x 7'11 window to the front with views over the church and front garden, currently configured as a study but with ample potential for use as a playroom or cinema room.

## CLOAKROOM

6'01 x 3'03 opaque window to the side, tiled floor, hand basin with tiled splashback, w/c and recessed ceiling lights.

## SITTING ROOM

23'01 x 12'09 dual aspect with windows to the front (North) and bi-folding doors to the rear (South), further velux windows to the vaulted rear ceiling with remote opening. Feature fireplace with recessed log burner. Three panel bi-folding internal doors open through to the:







#### KITCHEN-DINING ROOM

20'09 x 16'01 this wonderful space with natural stone tiled floor, integrates a substantial shaker style kitchen with an open dining area overlooking the rear garden through a set of bi folding doors, additional velux windows to the vaulted rear ceiling with remote opening, further window to the rear. The kitchen itself comprises a range of base units to three sides under a light quartz stone work surface and over a substantial peninsular unit providing extensive space for the inset five ring induction hob with extractor over and dual under-mount butler sinks with a Franke boiling water tap. Integrated dishwasher, wine cooler, eye level electric fan oven, microwave oven and warming drawer, deep pan drawers and an American style fridge freezer. Stylish lighting includes up lights over the wall units. Door though to the:



#### UTILITY ROOM

6'11 x 6'04 part opaque glazed door to the side opens onto the driveway, travertine tiled floor extends through from the kitchen. Corrian work surface to the side with under-mount sink, wall and base units matching the kitchen provide good storage space. Further space and plumbing for washing machine and tumble dryer. Recessed ceiling lights and extractor fan.

#### ON THE FIRST FLOOR

the spacious landing with glass and oak balustrades and sea grass flooring has a window to the front, airing cupboard contains the mains pressure hot water tank and solar water heating controls, loft hatch and doors to all bedrooms:



#### BEDROOM ONE

14'10 x 11'05 window to the rear (South) overlooking the garden and village allotments beyond, spacious principal bedroom, with large built in wardrobes to the side, door through into the:

#### EN-SUITE SHOWER ROOM

8'02 x 6'00 opaque window to the side (East) tiled floor and metro tiled walls to ceiling height on three sides, oversize walk in shower with dual heads and glazed screen. Cantilevered vanity unit with inset wash basin, w/c to the side, heated towel rail, extractor fan and recessed ceiling lights.

#### BEDROOM TWO

11'07 x 9'08 window to the front (North) with views over the village taking in the church. Built in wardrobes to the side with sliding doors and door through into the:

#### EN-SUITE SHOWER ROOM

7'04 x 2'11 opaque window to the side, tiled floor and metro tiled shower cubicle with glazed folding door, wash basin, heated towel rail, w/c, extractor fan and recessed ceiling lights.





#### **FAMILY BATHROOM**

9'10 x 7'00 opaque window to the side, tiled floor and walls, stylish freestanding oval bath with shower head and central taps, cantilevered storage unit with inset wash basin, w/c and oversize walk in shower with dual heads and glazed screen. Extractor fan, heated towel rail and recessed ceiling lights.

#### **BEDROOM THREE**

12'06 x 9'11 window to the rear (South) looks out over the garden and village allotments beyond taking in afternoon and evening sunshine. Large wardrobe to the side and ample space for a king size bed.



#### **BEDROOM FOUR**

8'11 x 8'03 window to the front (North) a well sized fourth bedroom, currently configured as a gym and with ample space for a single bed or use as a nursery bedroom.

#### **OUTSIDE**

to the front of the property the garden is laid to lawn with a maturing beach hedge along the boundary with the roadside, the block paved driveway is extensive offering ample parking for a number of vehicles and is bordered to the East by a charming brick wall, pathway to the front door and gated access next to the garage to the:

#### **REAR GARDEN**

taking in a South facing aspect and offering a seamless integration through two sets of bi- folding doors with the kitchen dining room and sitting room. Laid to lawn with a substantial area of decking extending from the rear of the house and offering an abundance of seating and dining space. To the rear of the garage an area of paved hardstanding offers great storage space.

#### **DOUBLE GARAGE**

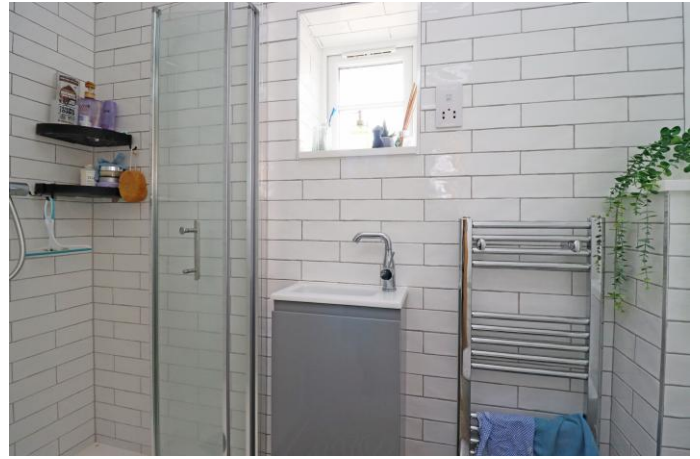
19'06 x 16'10 high level window and two electric up and over doors from the front driveway into this spacious garage, power and light supplied with ample eaves storage space, pod point EV charger is positioned between the garage doors adjacent the driveway, a very useful addition to the property.

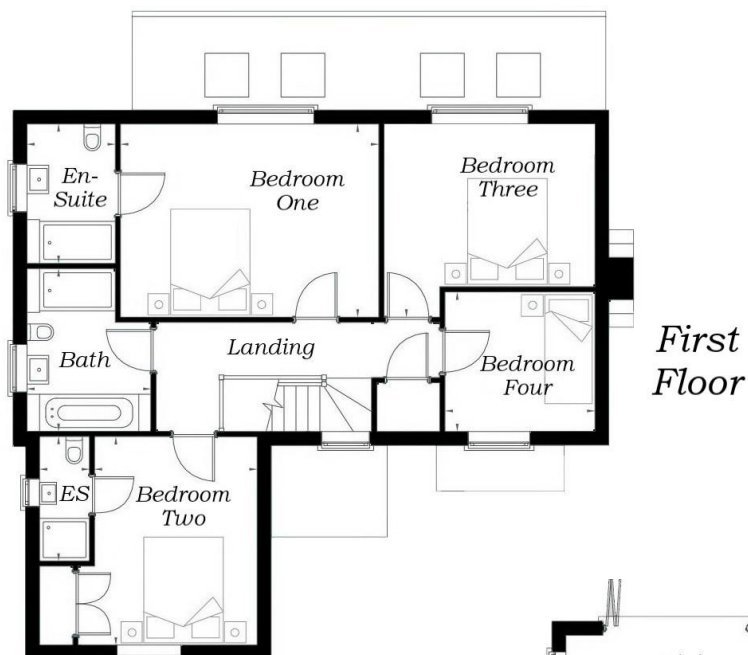




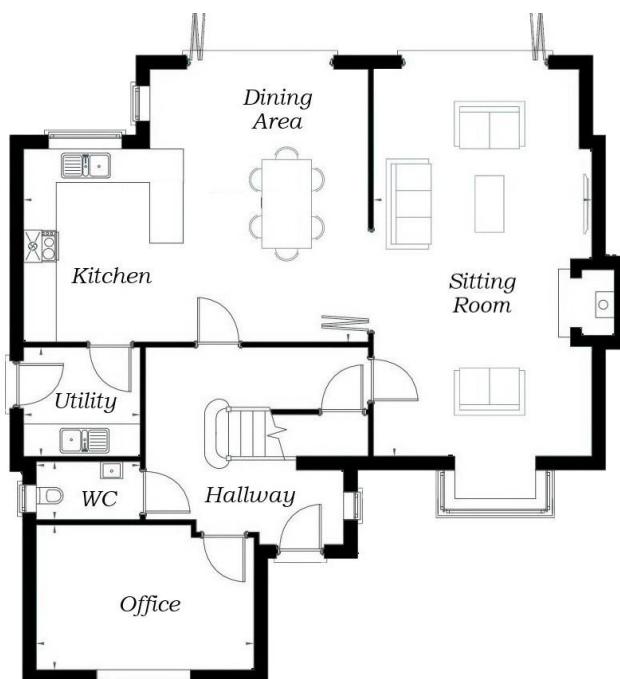








**Ground Floor**



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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		