



Grier & Partners
— LAND AND ESTATE AGENTS —

EAST LODGE, THE DRIFT, CAPEL ST. MARY,
IPSWICH, SUFFOLK, IP9 2DU
ASKING PRICE OF £575,000





INTRODUCTION

This substantial three/four bedroom 1,463 square foot detached property offers spacious, flexible and well-presented accommodation throughout. Including a large open plan kitchen-breakfast room that overlooks and opens into the rear garden alongside a principal ground floor bedroom with walk in wardrobe and en-suite shower room. Available with No Onward Chain.



ACCOMMODATION

on the ground floor:

ENTRANCE

from the block pave driveway via secure composite door into the:

HALLWAY

with stairs to the first floor, generous storage and coats cupboards to the rear, doors to ground floor rooms:

SITTING ROOM

17'02 x 14'02 bay window to the front, focal limestone fireplace with gas open fire.

KITCHEN-BREAKFAST ROOM

22'05 x 10'05 window and glazed double doors to the rear garden and terrace. Ample space for dining table, flagstone floor. The kitchen area comprises a range of shaker style wall and base units to two sides with built in fridge-freezer, wine cooler, dishwasher and bin unit alongside extensive pan drawers, built in Range-style cooker with extractor over. Granite work surfaces with under-mount sinks and drainage grooves, tiled splash backs. Door to the:

UTILITY ROOM

8'05 x 4'01 window to the rear, door to the side, flagstone floor extends into this room, deep storage cupboards to the front, space under work surface with stainless sink and drainer to the rear, space for a washing machine.

DINING ROOM/BEDROOM FOUR

11'01 x 9'08 fully glazed double doors open into the:

CONSERVATORY

15'10 x 9'02 glazed to three sides over a low brick wall and glazed roof with sun blinds to the Southern Elevation, two sets of double doors to the garden and side of property.





BEDROOM ONE

11'09 x 11'00 bay window to the front, ample space for a double bed in this spacious room, doors to the:

WALK IN WARDROBE

with shelving and rails to both sides.

EN-SUITE

5'07 x 5'04 opaque window to the side, tiled floor and tiled walls to ceiling height, large corner shower, w/c and wash basin inset with cupboard under, heated towel rail.



FAMILY BATHROOM

7'10 x 6'00 opaque window to the side, tiled floor and walls to ceiling height, oversize inset oval bath to the rear, heated towel rail, w/c and wash basin inset with cupboard under.

FIRST FLOOR

landing with Velux window to the side, storage cupboard and doors to:

BEDROOM TWO

12'00 x 11'01 window to the front, ample space for double bed.



BEDROOM THREE

9'10 x 9'00 velux window to the side, range of built in storage cupboards.

SHOWER ROOM

6'00 x 5'01 tiled floor and walls to ceiling height, corner shower cubicle, w/c, heated towel rail, wash basin inset to storage cupboard.





OUTSIDE

to the rear the property benefits from a courtyard garden interspersed with mature flowering plants, roses, shrubs and bushes and well defined fence boundaries to all sides. Personal door from the garden into the:

SINGLE GARAGE

electric door from the front, power and light connected and open through to an additional storage lean to with window to the side.

FRONT

an extensive area of paved parking extends from the front of the garage around the front of the property to the opposite side where there is further parking ahead of a pair of gates to the side garden.

INFORMATION

completed in the early 2010's by a well-regarded local building firm to an exceptional quality throughout. Heating is provided via a modern gas fired boiler to radiators throughout and hot water via a mains pressure cylinder in the airing cupboard. Windows and doors are all double glazed secure units. The property benefits from a good level of insulation throughout including cavity wall and loft insulation. Electrics are supplied via a RCD consumer unit.

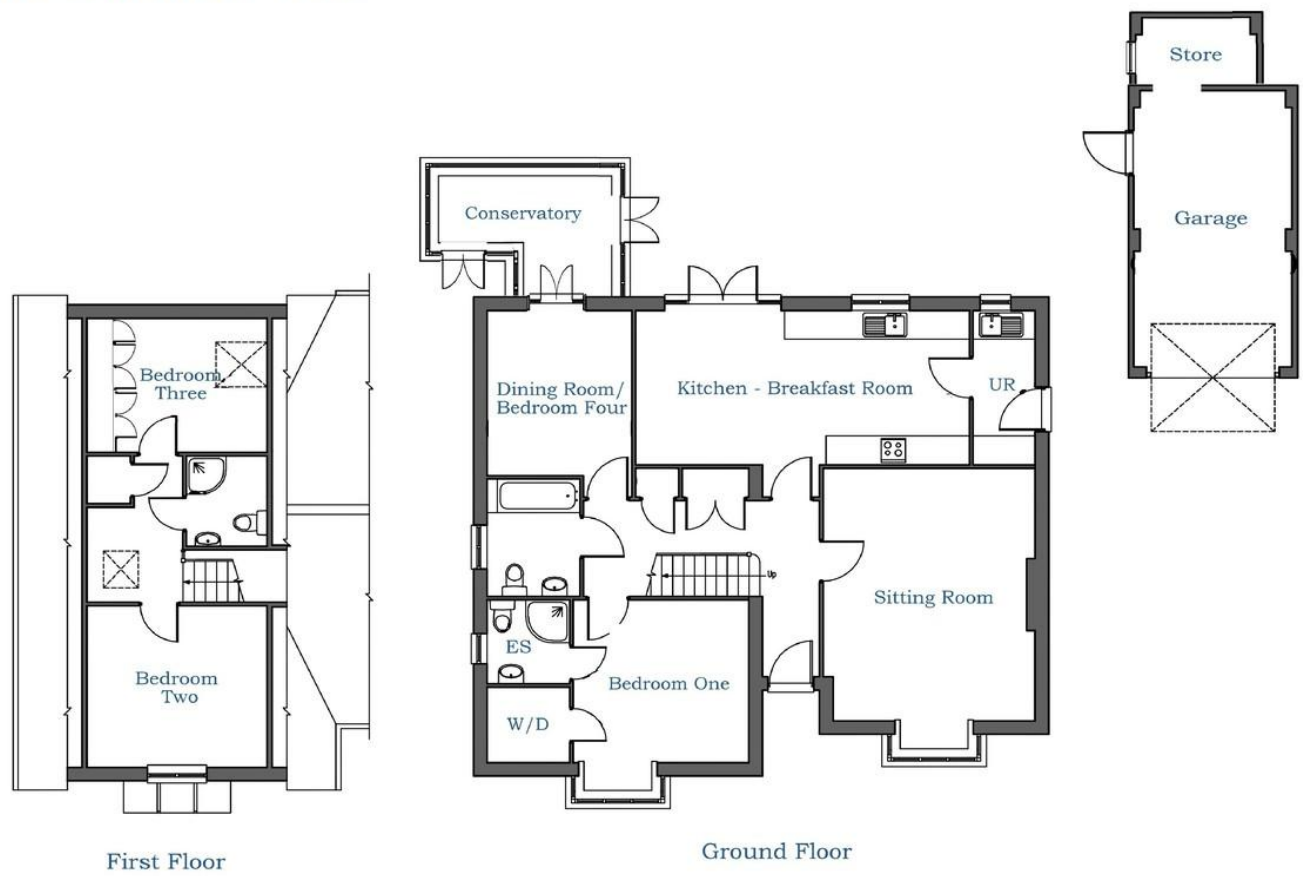
SERVICES

All mains services are connected to the property. Local Babergh District Council Contact - 0300 345 600. EPC – B rating. Council Tax Band E £2,709.91 p/a . Superfast Broadband available to the property.

CAPEL ST MARY

has a good range of local facilities including several village shops, primary school, several churches, GP surgery and bakery. 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 also 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		