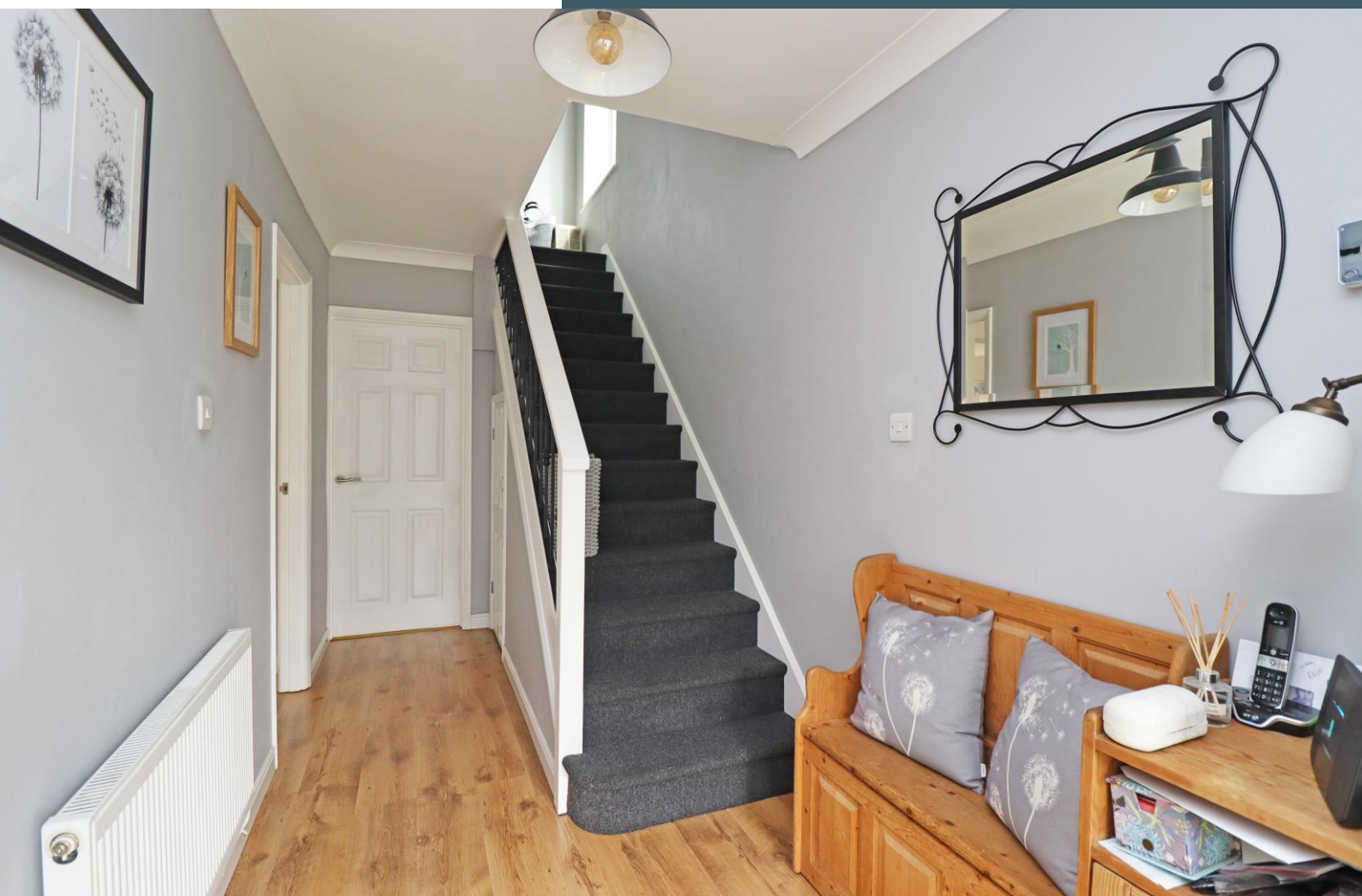




For Sale
Grier & Partners
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Grier & Partners
— LAND AND ESTATE AGENTS —

7 ELM LANE, CAPEL ST. MARY, IPSWICH,
SUFFOLK, IP9 2HS
ASKING PRICE OF £307,500





INTRODUCTION

situated within a short walk of the centre of Capel St Mary this spacious and well presented three bedroom house benefits from extensive living space on the ground floor, a private rear garden and useful storage shed/workshop and garage. The property has been extended to the side creating a ground floor office and extended kitchen/breakfast room, we highly recommend a viewing.



INFORMATION

built in the 1970's of brick and block construction, windows and doors replaced with double glazed UPVC units throughout, extended to the side circa 2009 to create the porch/ office space, roof fully replaced in 2022, electrics via RCD consumer unit, gas boiler conventional system.

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 - C. Energy Performance Rating - D. Superfast broadband available via Openreach, County Broadband, Trooli and Gigaclear (www.ofcom.org.uk). 5G mobile phone coverage via EE, O2, Vodafone and Three (www.ofcom.org.uk). Check the flood risk in this area via - www.gov.uk/check-long-term-flood-risk.

ACCOMMODATION over two floors

FIRST FLOOR:

BEDROOM ONE

11'10 x 11'04 window to the rear (East) overlooking the garden and greensward to the rear, extensive built in wardrobes to the front with sliding doors.

BEDROOM TWO

11'03 x 11'04 window to the front (West) taking in views across the pedestrianised walkway to the village, ample space for a double bed and freestanding wardrobes.





BEDROOM THREE

8'00 x 7'11 window to the front(West), fitted with a double bed and wardrobes, this room is a good size for a third bedroom with an abundance of light from its West facing window.

FAMILY BATHROOM

7'10 x 5'06 opaque window to the rear, tiled floor and walls, oversize corner bath with curtain and a rainfall head over alongside waterfall taps, pedestal wash basin and w/c along with a heated towel rail and recessed ceiling LED lights.

LANDING

10'04 x 5'09 window to the side allowing light to flood into the space, airing cupboard to the side and loft hatch with drop down ladder to the boarded loft space, stairs descend to the

GROUND FLOOR:

ENTRANCE

from the front via an opaque glazed door into the:

ENTRANCE HALL

19'05 x 6'01 with a coat hanging recess to the side and doors to all ground floor rooms this spacious hall provides a very welcoming entrance to the home. Under stairs storage cupboard and door to the side into the:

OFFICE

9'06 x 3'09 (max 5'05) with a velux window providing light into the space and fitted work surface to two sides providing extensive desk space. Wall mounted boiler and single storey loft access.

SITTING-DINING ROOM

24'01 x 11'11 8'08 24'01 x 11'11 (reducing to 8'08 in dining area) glazed double doors to the rear terrace and a window to the front creating a light and bright dual aspect room with ample space for dining table and a generous seating area.





KITCHEN-BREAKFAST ROOM

13'11 x 9'11 window to the rear, this modern Shaker style kitchen has composite wooden fronted wall and base units to three sides providing extensive storage space and provision for the integrated double oven, pan drawers and dishwasher, further space for washing machine, freestanding fridge/ freezer and tumble dryer. Granite effect work surface runs to three sides with tiled up-stand and a further area of breakfast bar to the front. Half glazed door to the rear garden and door into the:

CLOAKROOM

5'00 x 3'06 tiled floor and walls to waist height, pedestal wash basin to the side with storage under, w/c and further mirrored cupboard over. Loft access to the single story extension roof void, recessed ceiling lights and extractor fan.



OUTSIDE

the garden is laid to lawn (26'06 x 16'03) with secure fenced boundaries and a gate opening onto the parking area for 3 vehicles. The terraced area (24'00 x 12'00) adjacent the rear of the property is spacious enjoys a sunny aspect in the morning and provides great shaded space for outside dining in the afternoon/evening. To the front the property is approached over an area of lawn with a front path to the door, pretty, well stocked and tended flower beds frame the front of the house.

WORKSHOP

12'05 x 6'11 windows to the side (double glazed) and opaque glazed door from the rear, built in work surface to two sides with extensive power points (dedicated RCD consumer unit) recessed ceiling lights and extractor fan within this highly useful space. Mower shed in the space between the workshop and:



GARAGE

16'10 x 8'02 roller door to the rear opens onto the parking area, of brick construction under a felted roof with power and light connected.

GARDEN SHED

9'06 x 7'09 of timber frame construction with a felted and internally insulated roof, this useful shed has a window to the side and double doors to the end, power and light connected.

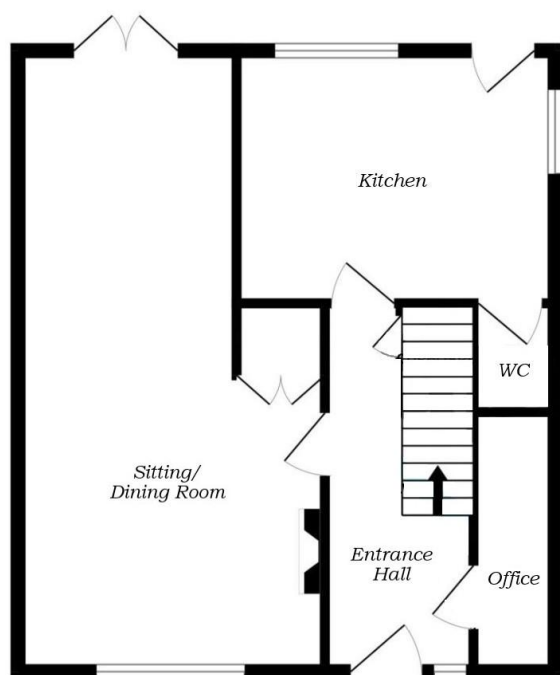




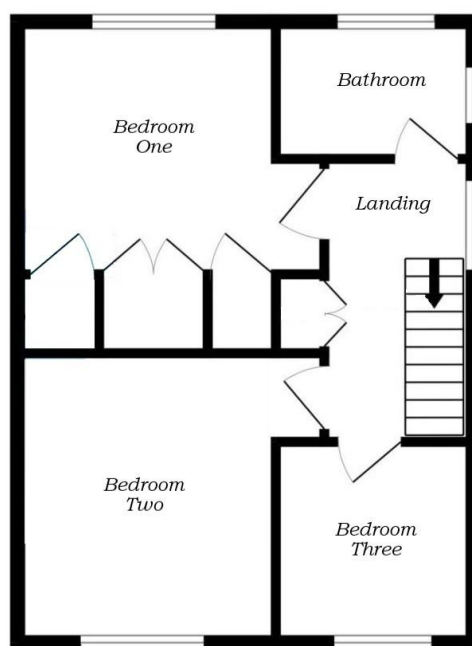


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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		