



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

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







## INTRODUCTION

Nestled within the peaceful, private surroundings of The Drift, Capel St Mary, this stunning detached home offers the opportunity to acquire a modern property within easy reach of all village amenities. Completed with an outstanding level of craftsmanship throughout, this three bedroom detached property boasts an open plan Kitchen - Living - Dining Room with a vaulted ceiling and electric velux windows, bespoke kitchen design and bi-fold doors into the private landscaped rear garden. The property also benefits from a single garage to the front and ground floor principal bedroom with En-Suite. We highly recommend a viewing.



## **SPECIFICATION:**

### **KITCHEN**

- Individually designed painted shaker style kitchens with a combination of quartz stone worktops and natural oak
- Neff integrated appliances to include Oven with slide and hide door, combination Oven/Microwave, Warming Drawer and Dishwasher/living complemented by a farmhouse style ceramic sink with Franke Boiling Water Tap
- Induction hob with integrated extraction vent
- American Style Fridge/Freezer and under counter Wine Cooler



### **UTILITY**

- Furniture and worktops to match kitchen design with a Franke stainless steel sink with tap plus pre-plumbing for a washing machine.

### **INTERNAL FINISHES/ FEATURES**

- Natural stone floor tiling to Utility and WC
- Oak Engineered T&G flooring to Hall and Reception Rooms
- Underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- Natural Oak veneer panelled internal doors and polished chrome handles
- Smooth plastered ceilings painted white with Cornice/Coving throughout
- Profiled skirting and architraves throughout, colour matched to interior wall colour
- Master bedrooms have a "walk-in" wardrobe featuring a mix of shelving and hanging space
- Coir matwell to front entrance



### **BATHROOM AND EN-SUITE**

- White contemporary sanitaryware and vanity wash basins by RAK Ceramics with polished chrome mixer taps and thermostatic showers by Grohe
- Extensive ceramic wall tiling, full height to shower areas and half height around baths
- Wall mirror, shaving socket and multi-rail chrome towel warmer

### **WARRANTY, SECURITY & PEACE OF MIND**

- 10 Year NHBC Buildmark Warranty
- PAS 24 compliant windows and external doors
- Burglar alarm fitted with monitoring option available
- Lighting to all external doors with PIR sensors to Garage exterior lights







### ELECTRICS, LIGHTING AND MEDIA

- Contemporary style sockets and switches throughout, brushed stainless steel finish to kitchen and utility
- Electrical socket with integrated USB port to all bedrooms and kitchen
- LED downlighters to kitchen, hall and bathrooms
- Integrated television reception system for Digital Terrestrial, Freesat and Sky, including aerial, satellite dish and amplifier
- Electric Vehicle charging point

### ENVIRONMENTAL DETAILS

- A rated appliances and dual flush mechanisms to toilet cisterns
- Energy efficient Worcester Bosch Greenstar condensing boiler with 94% efficiency rating
- Worcester Bosch Solar water heating panel integrated into the roof
- Double glazed Upvc casement and sliding sash windows providing a high level of thermal insulation and reduced heat loss

### EXTERNAL DETAILS

- Landscaped front and rear gardens with extensive turfed areas and shrub planting to front garden areas
- External waterproof power sockets and water tap to rear of each property
- Lighting and power to garages including electric remote operated sectional up and over door by Horsmann
- Indian sandstone footpaths, patios and timber decking to gardens

### LOCATION

Positioned within the delightful village of Capel St Mary within a historic part of the village and overlooking the parish church to the front. The properties are within a ten minute walk of the village centre, where a range of shops and facilities can be found from hair dressers to a co-op and bakers, takeaways and village shops. the village primary school is well regarded and there are bus links to local high schools from the village. The A12 provides an excellent link to local towns and the wider country, Ipswich and Manningtree station provide mainline links to London taking just one hour.



#### SERVICES

- Mains water, electric, gas and drainage are connected to the property
- Heating is via a gas boiler to underfloor heating on the ground floor and radiators on the first floor
- Local Babergh District Council Contact - 0300 123 400
- Superfast Broadband is available via Openreach and EE (Ofcom.com)
- 5G mobile signal is available via EE, O2, Three and Vodafone (Ofcom.com)
- Check the flood risk in the area - [www.gov.uk/check-long-term-flood-risk](https://www.gov.uk/check-long-term-flood-risk)

#### DIMENSIONS:

##### HALLWAY

11' 00" x 2' 09" (3.35m x 0.84m)

##### OPEN PLAN KITCHEN/ DINING/ LIVING ROOM

21' 00" x 20' 07" (6.4m x 6.27m)

##### UTILITY ROOM

7' 00" x 4' 07" (2.13m x 1.4m)

##### GROUND FLOOR BEDROOM SUITE

11' 09" x 10' 07" (3.58m x 3.23m)

##### EN-SUITE

6' 10" x 5' 06" (2.08m x 1.68m)

##### CLOAKROOM

4' 07" x 3' 01" (1.4m x 0.94m)

##### BEDROOM TWO

11' 00" x 10' 00" (3.35m x 3.05m)

##### BEDROOM THREE

10' 00" x 7' 7" (3.05m x 2.31m)

##### BATHROOM

7' 02" x 7' 01" (2.18m x 2.16m)





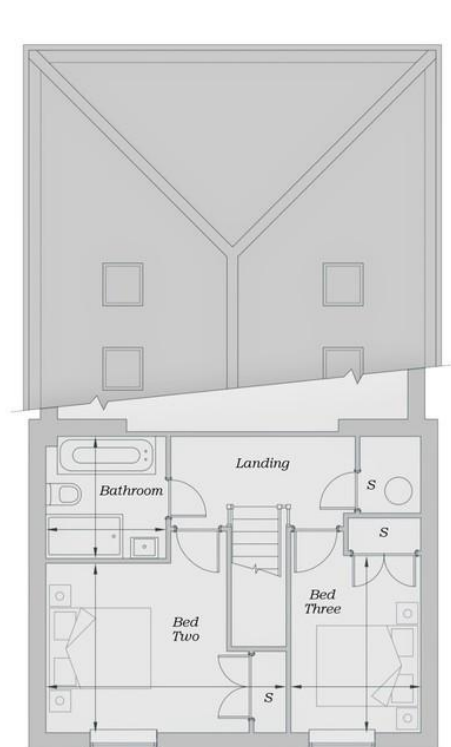




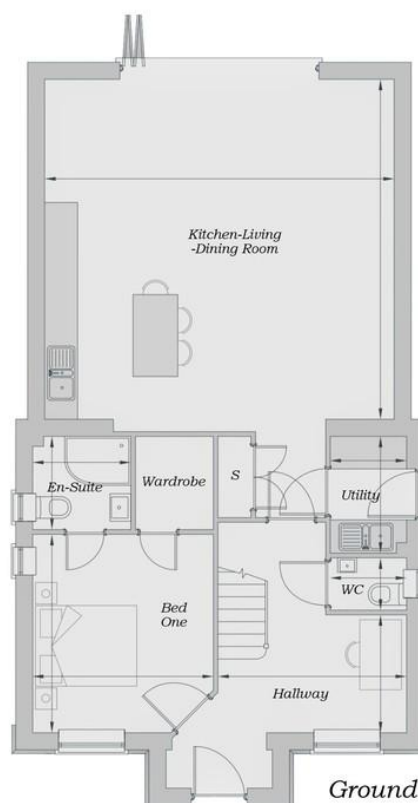


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First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	<b>A</b>		92 <b>A</b>
81-91	<b>B</b>	84 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		