



Grier & Partners
— LAND AND ESTATE AGENTS —

1 CHAPEL CLOSE, CAPEL ST. MARY, IPSWICH,
SUFFOLK, IP9 2ES
ASKING PRICE OF £450,000





INTRODUCTION

This beautifully presented four bedroom family home located in the centre of Capel St Mary benefits from being within walking distance to all village amenities and the local primary school. The property also benefits from an open plan Kitchen/ Living/ Dining room, four large bedrooms, garage and a private rear garden.



INFORMATION

this property was originally built in the 1970's and has been recently extended and modernized throughout, heating is provided via a gas fired Worcester combi boiler to radiators, double glazed windows and doors throughout the property, east facing rear garden with two garden sheds providing extra storage

SERVICES

all mains services are connected, heating via gas fired combi boiler, local Babergh District Council number 0300 123 4000, Council Tax Band - C. Energy Performance Certificate - D (this was taken before modernization and extensions were completed so may be subject to change)

DIRECTIONS

From the A12 follow The Street through Capel St Mary passing the parade of shops on the right hand side. Continue until you reach Chapel Close on the left hand side, no.1 Chapel Close is the first property on the left with ample off road parking.

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 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.





ACCOMMODATION

over two floors, on the first floor:

BEDROOM ONE

11'07 x 10'05 window to the front, radiator, built in wardrobes

BEDROOM TWO

12'01 x 9'08 window to the rear, radiator, built in wardrobes

BEDROOM THREE

11'00 x 7'09 window to the front and rear, radiator

BEDROOM FOUR

8'03 x 7'11 window to the front, built in wardrobes

BATHROOM

8'05 x 5'04 window to the rear, WC, hand wash basin, bath with overhead shower, heated towel rail

On the ground floor:

HALLWAY

14'00 x 6'00 entrance via part glazed front door, staircase to first floor, radiator, door into kitchen/ Dining room and door into the:

SITTING ROOM

12'03 x 12'05 window to the front, radiator, working log burner, open plan into the:

KITCHEN/ DINING ROOM

18'09 x 18'08 window and French doors to the rear, ample floor and wall storage units, Logik oven with gas hobs and extractor fan above, stainless steel sink unit, space for fridge/ freezer door into the:

UTILITY

7'05 x 11'04 taken in an L shape, window to the side, space for washing machine and tumble dryer, door to the rear garden, garage and into the:

GROUND FLOOR WETROOM

4'03 x 6'02 window to the side, WC, hand wash basin, wall mounted shower





OUTSIDE

To the rear, mainly laid to lawn with an area of decking out from the utility rear door. Multiple flowerbeds surround the six foot fencing making up the boundary to all sides, a small patio can be found out from the kitchen, two garden sheds can be found in the garden creating great space for storage.

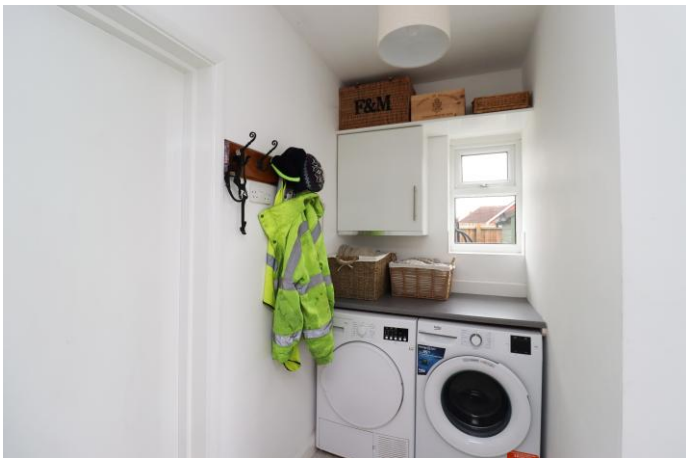
To the front, a shingle driveway creates great off road parking space for multiple cars, an area of lawn stretches the length of the plot alongside the footpath creating the opportunity to extend the garden or use for extra off road parking if required. Double doors into the:

GARAGE

16'08 x 8'02 accessed from the double doors into to the front or internal door from the utility room, wall mounted Worcester combi boiler, lighting and power connected.

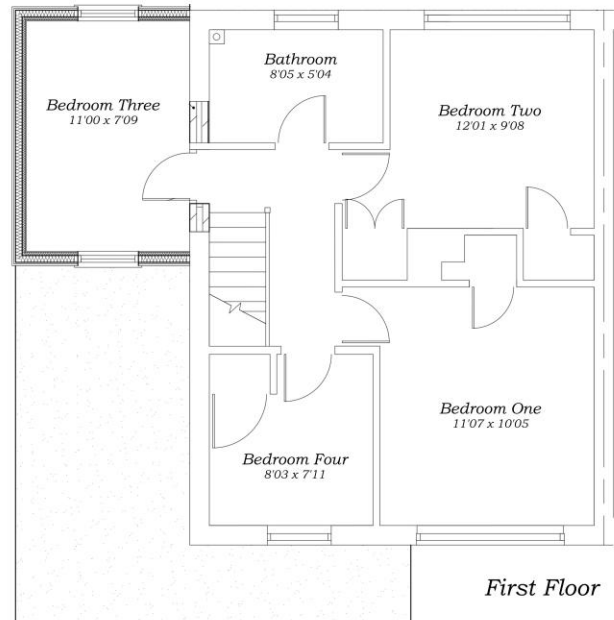
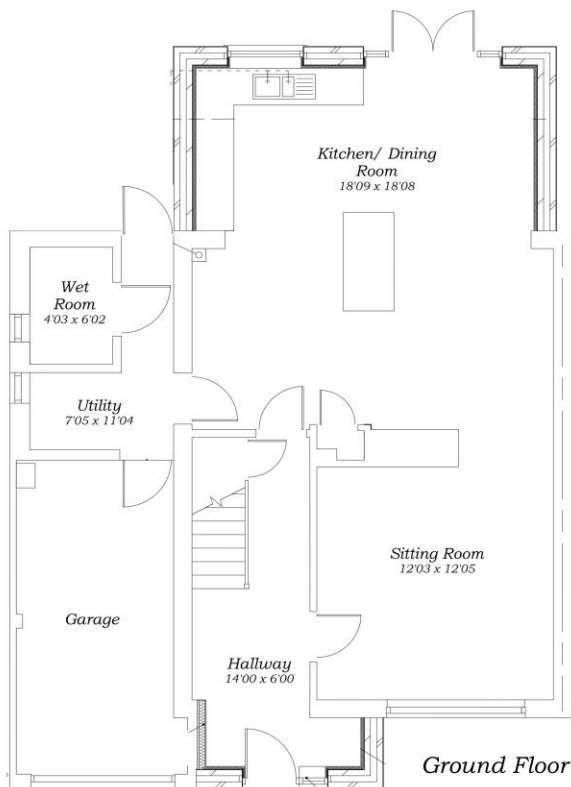






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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The Old Shop, The Street, East
Bergholt, Colchester, Essex, CO7
6TF

www.grierandpartners.co.uk
enquiries@grierandpartners.co.uk
01206 299222

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Grier & Partners is a trading name of David Grier, Lesley Grier and Aidan Grier.

