



The Drift, Capel St. Mary

Nestled in a peaceful cul-de-sac on the edge of Capel St Mary, Munnings is a stunning detached four-bedroom family home offering approximately 1,692 sq ft of beautifully presented living space. This prominent and modern residence boasts high-quality finishes and a countryside backdrop – a perfect blend of luxury and village charm, ready to welcome its next owners.

Guide price £700,000

The Drift

Capel St. Mary, Ipswich, IP9



- Chain free
- Open plan kitchen/diner with bi-folds
- Landscaped south-facing garden
- Excellent village location
- Prime cu-de-sac position
- Seperate downstairs office/playroom
- Peaceful backdrop
- 4 Spacious bedrooms
- Detached double garage
- High spec/quality finish throughout

The Property

Ground Floor

Step through the front door into a wide entrance hall that sets an inviting tone with its warm décor and natural light. Off the hall is a cloakroom/WC for guests' convenience and a study – an ideal home office or playroom, tucked away for quiet and privacy. The hall then opens into the heart of the home: an impressive open-plan kitchen and dining room. This space is a chef's dream, fitted with a contemporary range of cabinetry, quartz countertops, and a large central island that doubles as a breakfast bar. Integrated appliances and high-end fixtures make both everyday cooking and entertaining a pleasure. The dining area easily accommodates a family-sized table and enjoys bi-folding doors that span the rear wall – slide them open to merge indoor and outdoor living, perfect for summer gatherings or al fresco dining on the adjacent deck. Adjacent, the living room offers a more formal yet equally comfortable reception space. This generous room features a charming log burner, creating a cosy focal point for relaxing evenings in. Sliding glass doors at the far end fill the room with light and provide seamless access to the garden patio, allowing you to enjoy the tranquil views and fresh air from the comfort of your sofa. Throughout the ground floor, the layout flows effortlessly, and thoughtful details – from quality flooring to modern lighting – highlight the care and attention given to this home's design. For added practicality, a separate utility room (located just off the kitchen) keeps laundry and muddy boots out of sight, with additional storage and a side door for garden access.

First Floor

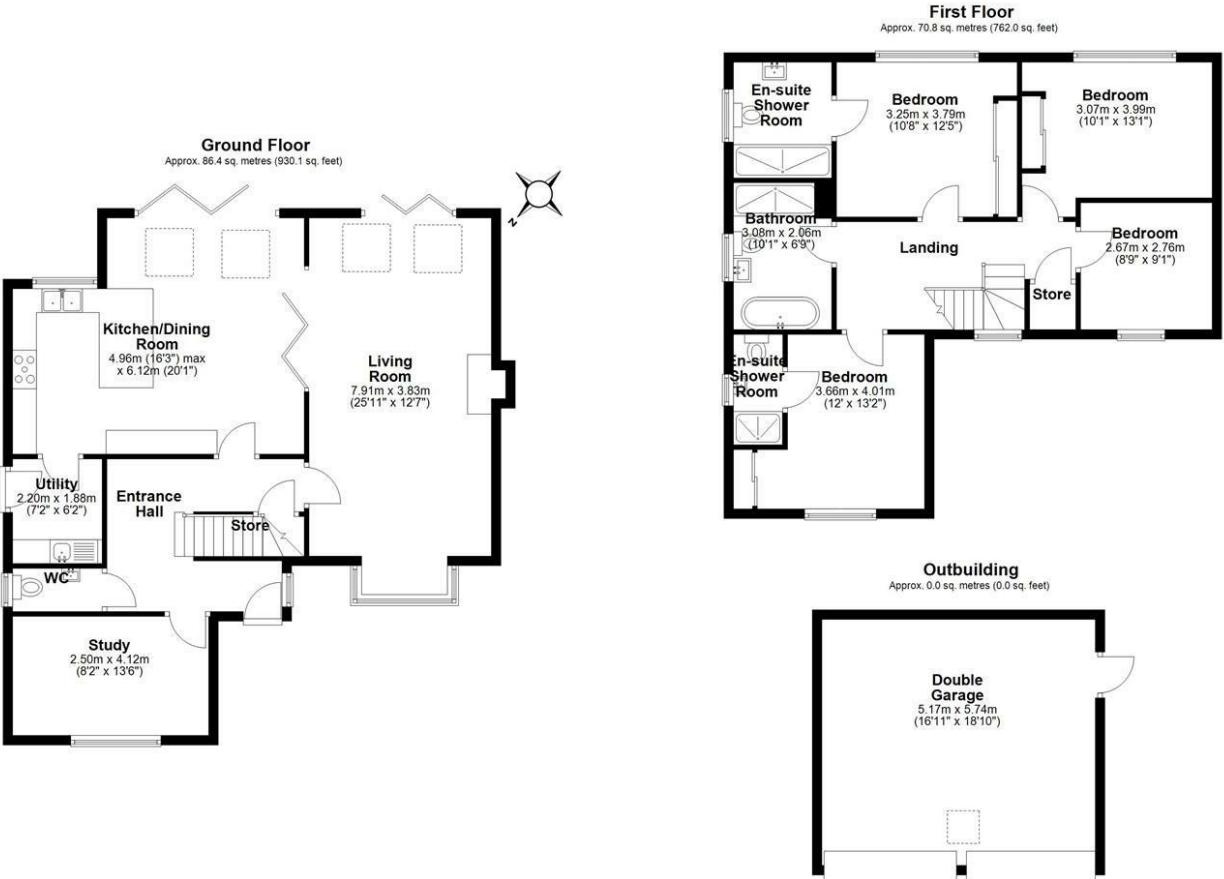
A broad landing (illuminated by a feature window on the stairwell) leads to four well-proportioned bedrooms upstairs, all tastefully decorated and ready for a family to move straight in. The principal bedroom is a luxurious retreat, comfortably fitting a king-size bed and benefiting from built-in storage options. It enjoys its own en-suite shower room, stylishly appointed with modern tiling, a walk-in shower, and contemporary fittings. The second bedroom across the hall is also a spacious double that boasts an en-suite shower room, making it ideal for guests or teenagers seeking a little extra independence. Bedrooms three and four are generous in size and share the use of a high-spec family bathroom off the landing. This main bathroom features a sleek bathtub, a separate shower, and elegant fixtures, all in a neutral, calming design. Every bedroom offers a pleasant outlook – with rear-facing rooms gazing over the garden and allotments beyond, and each is flooded with natural light during the day. The first-floor accommodation combines comfort and practicality, ensuring ample space for family members and visitors alike, with quality carpets underfoot and a fresh, airy ambience throughout.

Outside & Garage

One of the standout features of Munnings is its outdoor space. To the front, the property is set back from the lane, with a neatly kept front garden and a large driveway leading to a detached double garage. The garage provides secure parking for two cars and additional storage (ideal for bicycles, gardening tools or a workshop area), and the driveway can easily accommodate further vehicles – great for when friends and family come to visit. Being at the end of the cul-de-sac, the position is wonderfully private with no through traffic, ensuring peace and safety for children and pets. At the rear, you'll discover a beautifully landscaped garden that truly enhances the home. A paved seating terrace runs along the back of the house – accessible from both the living room's sliding doors and the kitchen's bi-fold doors – creating a lovely sheltered spot to BBQ, dine or relax while keeping an eye on the kids playing on the lawn. The lawn itself is level and well-maintained, bordered by mature shrubs and fencing, which add color and interest through the seasons. In one corner, a decked area catches the afternoon and evening sun, providing an additional entertaining space or a quiet spot to lounge with a book, surrounded by nature. The garden enjoys a scenic backdrop, as it backs onto allotments and open countryside rather than other houses. This not only means more privacy and expansive views of green fields and big skies, but also the pleasant bonus of watching wildlife and rustic village life unfold beyond your fence. Whether hosting summer gatherings or enjoying tranquil evenings under the stars, this garden offers a slice of outdoor paradise to suit every occasion.



Floor Plan



Total area: approx. 157.2 sq. metres (1692.1 sq. feet)

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