

# oakheart



£450,000

Guide Price

The Street, Capel St. Mary





Guide Price: £450,000 - £475,000.

An immaculate haven of modern elegance – a recently renovated four-bedroom, two-bathroom detached bungalow in the charming village of Capel St Mary. This residence stands as a testament to meticulous design, offering a harmonious blend of contemporary sophistication and the tranquility of village life.

Property - As you step into the property, a warm and inviting entrance hall sets the tone for the exceptional quality that awaits within. The master bedroom is a sanctuary of luxury, featuring a spacious dressing room

complete with built-in wardrobes and a modern en-suite. This private retreat provides a sumptuous escape, ensuring the utmost comfort and convenience.

A total of three additional generously proportioned bedrooms accommodate family and guests with ease, each designed with an eye for both style and functionality. The thoughtful layout seamlessly connects the living spaces, with a stunning open plan lounge, kitchen, and diner serving as the heart of the home. The inclusion of bi-fold doors ensures a seamless integration of indoor and outdoor living, flooding the space with natural light and providing direct access to the meticulously landscaped rear garden.

The kitchen, a contemporary masterpiece, boasts state-of-the-art appliances and a stylish aesthetic that elevates both form and function. An adjacent utility room and a conveniently located WC enhance the overall practicality of the property, catering to the demands of modern living.

Outside, the generously sized rear garden beckons with a perfect balance of patio and lawn, creating an idyllic setting for relaxation, entertainment, and play. The driveway, flanked by carefully manicured lawns, offers ample off-road parking, complemented by the inclusion of a garage that not only adds to the property's functionality but also provides an additional layer of security.









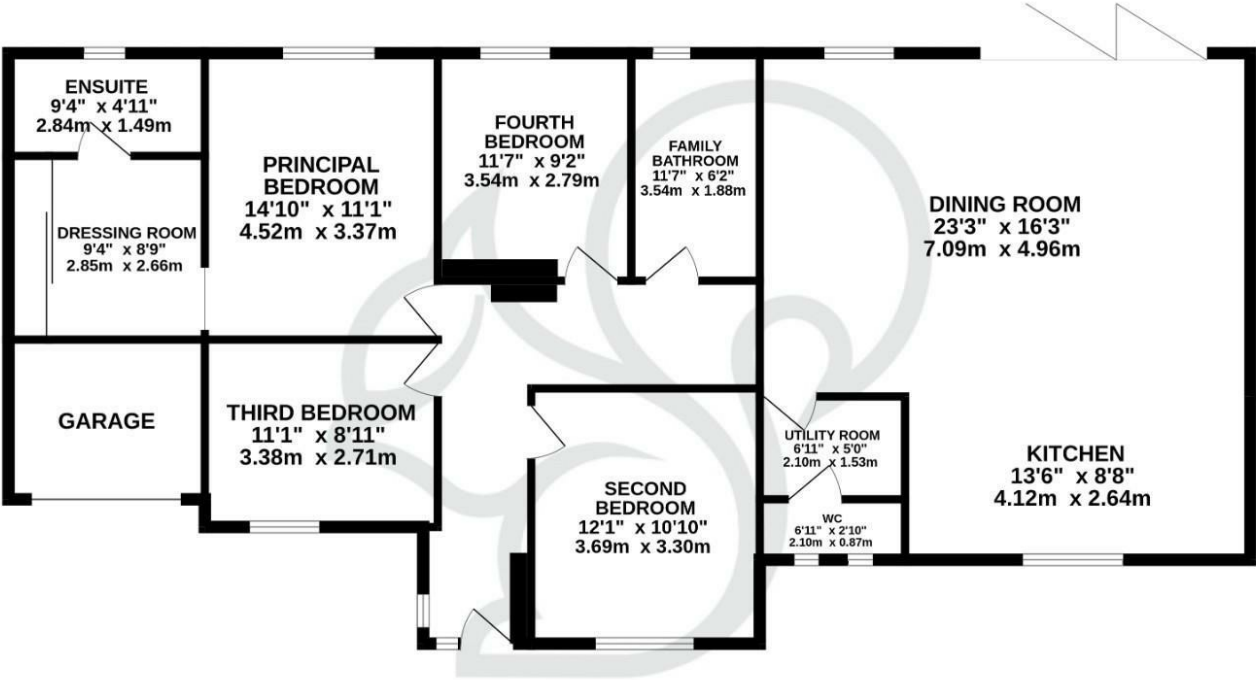








# GROUND FLOOR 1425 sq.ft. (132.4 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
E

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 82                         | 84        |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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