



Grier & Partners
— LAND AND ESTATE AGENTS —

2 SMITHERS CLOSE, CAPEL ST. MARY
IPSWICH, SUFFOLK, IP9 2HN
ASKING PRICE OF £440,000





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 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.



INTRODUCTION

An well maintained detached four bedroom property in a quiet cul-de-sac within close proximity to village amenities. Offering spacious accommodation comprising living/dining room, kitchen/breakfast room, study, ground floor shower room, conservatory, large utility, first floor bathroom, four bedrooms, garage and well maintained and established gardens. Viewing highly recommended.



INFORMATION

Built in 1970 of cavity brick construction under a tiled roof, offering light and airy family accommodation. We understand that previous owners reconfigured the garage and car port to create what is now the extended hallway, study, freezer room and shower room whilst still retaining a single garage. The property also benefits from double glazing and heating via a Worcester gas fired boiler to the radiator and hot water system.

SERVICES

Mains water, electricity, gas and drainage.

EPC Rating - TBC

Council Tax Band - D

Local Authority - Babergh District Council - 0300 123 4000

Broadband - We understand that Ultrafast Broadband is available in the area.

DIRECTIONS

From the A12, follow The Street towards the centre of the village and turn left into Rembrow Road. Follow the road and Smithers Close will be the fourth turn on the left.

AGENTS NOTE

Please note: As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

ON THE GROUND FLOOR

HALLWAY

UPVC part glazed door with side window opens into the hall with cloaks cupboard, stairs to first floor, radiator and understair cupboard.

LIVING ROOM

15' 7" x 11' 10" (4.75m x 3.61m) With bay window to the front and window to the side, radiators, electric fire on stone hearth. We understand that the chimney behind the fireplace is still useable.





STUDY/RECEPTION 2

11' 3" x 7' 7" reducing to 7' (3.43m x 2.31m) Formerly the garage which was converted into a useful study/reception room prior to the current owner's occupation. With part glazed door, bay window to the front, shelved cupboard and radiator.

KITCHEN/BREAKFAST ROOM

16' 2" x 9' 1" (4.93m x 2.77m) Window to rear, range of Shaker style wall and base units, display shelf unit, work top with tiled splashbacks, Rangemaster electric oven and gas hob, extractor hood, 1 1/2 bowl sink unit and drainer, integrated dishwasher and fridge, tiled floor, radiator, 1/2 glazed door to utility room and panelled glazed door to dining room.

DINING ROOM

10' x 9' 5" (3.05m x 2.87m) With radiator and door from the kitchen or through double doors from the living room and sliding doors into the conservatory.

CONSERVATORY

11' 6" x 9' 0" (3.51m x 2.74m) With brick base, double glazed windows and door to patio. Offering views and access to the nicely landscaped gardens.

UTILITY

13' 8" x 6' 10" (4.17m x 2.08m) A well proportioned room with window to the rear and door to the garden, range of base and wall units, space for washing machine and tumble dryer, light tube providing added light, radiator, work top with sink unit, shelved store cupboard and door to garage.

SHOWER ROOM

7' 6" x 2' 10" (2.29m x 0.86m) A useful room on the ground floor with window to the side, shower cubicle, low level wc, wash hand basin, radiator, extractor fan and tiled floor.

ON THE FIRST FLOOR

LANDING

Window to the front, loft hatch and airing cupboard.

BEDROOM ONE

12' 8" x 12' 0" (3.86m x 3.66m) A light and airy room with window to the front and side, radiator, wood-effect floor.



BEDROOM TWO

12' 1" x 12' 1" (3.68m x 3.68m) Window to the rear, radiator, wardrobe cupboard.

BEDROOM THREE

12' 1" x 8' 3" (3.68m x 2.51m) Window to rear, radiator, built-in cupboard.

BEDROOM FOUR

9' 3" x 7' 10" (2.82m x 2.39m) Window to front, radiator, vanity unit with wash basin.



BATHROOM

7' 10" x 6' 11" reducing to 3' 6" (2.39m x 2.11m) An 'L' shaped room with window to the side, "P" shaped bath with shower over, vanity unit with inset sink and work surface over, low level wc, part tiled walls and vertical radiator.

OUTSIDE

The property is set behind a brick paved driveway with parking area to the left hand side and a single parking area to the right. We understand that the area of grass which runs along the outside of the fence is also owned the property.



The REAR GARDEN which is 'L' shaped, leads round to the side with a gate to the front garden. The garden is nicely landscaped being mainly lawned with a variety of established shrubs and plants and benefits from two patio areas.

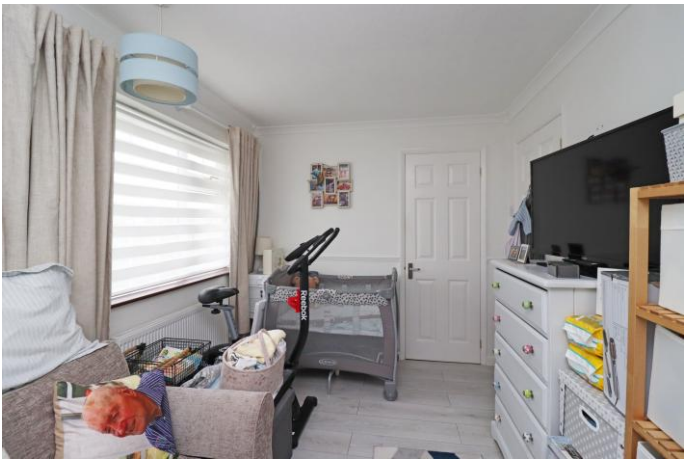
GARAGE AND FREEZER ROOM

17' 9" x 8' 1" (5.41m x 2.46m) With up and over door, light and power.

FREEZER ROOM 5'8" x 4'9" with consumer unit, power and light, small fitted base unit, space for freezers.

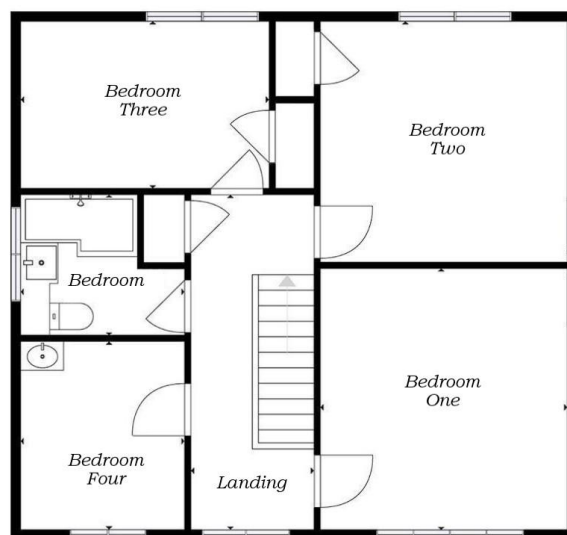
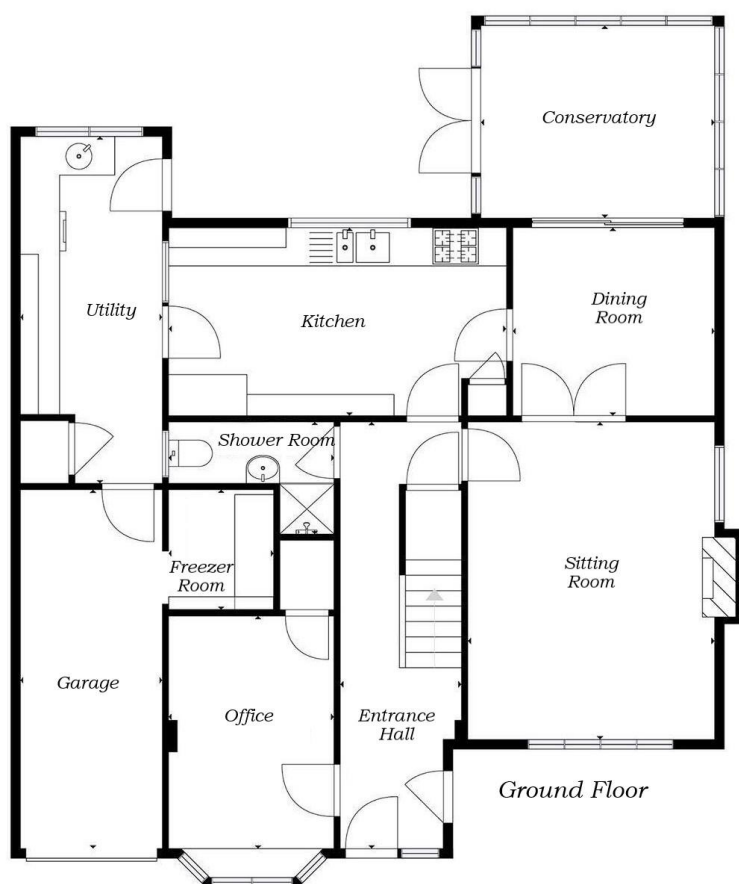






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First Floor

EPC graph pending.....