



Vine Walk, Capel St. Mary
Guide Price £300,000

Vine Walk

Nestled in the heart of Capel St Mary, this delightful two bedroom detached bungalow offers an ideal opportunity for downsizers or first time buyers seeking a peaceful village lifestyle. Enjoy the convenience of having local amenities, including shops, the library and village bar, all within easy walking distance.

The property features a welcoming entrance hallway, a well-appointed kitchen/dining room, and a light-filled living room – perfect for relaxing or entertaining. To the rear, you'll find two bedrooms; the main with built-in wardrobes, and a versatile second room with sliding doors to the garden, making it suitable as a guest room or additional reception. The modern shower room is presented in lovely condition.

Outside, a private, enclosed rear garden provides a tranquil retreat, while side access, a garage en bloc, and allocated parking spaces complete the offering. A charming bungalow in a sought-after Suffolk village.





- TWO BEDROOM DETACHED BUNGALOW
- GARAGE EN-BLOC
- ENCLOSED REAR GARDEN
- SHOWER ROOM
- NO ONWARD CHAIN
- KITCHEN DINING ROOM
- VIEWING ADVISED
- GUIDE PRICE £300,000 - £325,000



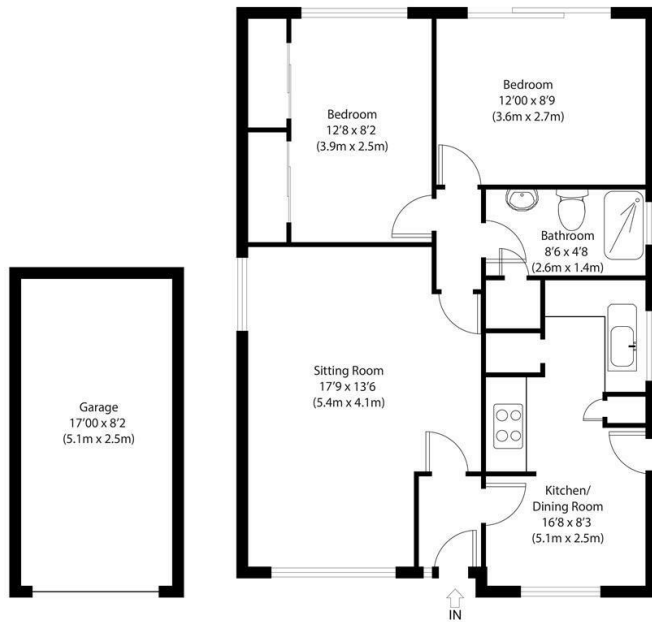
Location:
Capel St Mary is a well-connected village in Suffolk, located just off the A12, providing easy access to Ipswich (6 miles away) and Colchester (14 miles away). The nearest railway stations are Manningtree (6 miles) and Ipswich (7 miles), both offering regular services to London, Norwich, and other key destinations. The village has a strong community feel with essential amenities, including a Co-Op supermarket, independent shops, a post office, a doctor's surgery with a pharmacy, and a pub. It also features a large playing field with football pitches, tennis courts, a cricket ground, and a children's playground. Education is provided by a local primary school, with secondary options in nearby towns. Bus services operate in the area, making it a convenient and attractive place to live.



Agents notes:
Tenure - Freehold
EPC - AWAITED
Council Tax - Band C
Services - Mains
Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - All networks are available
Broadband Availability - Ultrafast is available



Floor Plan



Ground Floor

Approximate Gross Internal Area
Main House 710 sq ft (66 sq m)
Garage 140 sq ft (13 sq m)
Total 850 sq ft (79 sq m)

Disclaimer: Floorplate measurements are approximate and are for illustrative purposes only. While we do our utmost to ensure floor plan accuracy and completeness, our professional advice should be sought. A careful, independent investigation of the property is required for monetary valuation. Copyright © 2024 Phillips Mannings LLP



Area Map



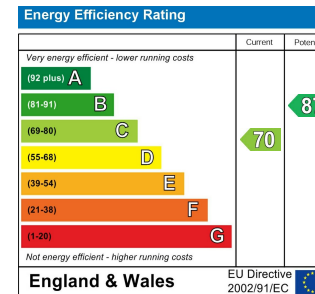
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold