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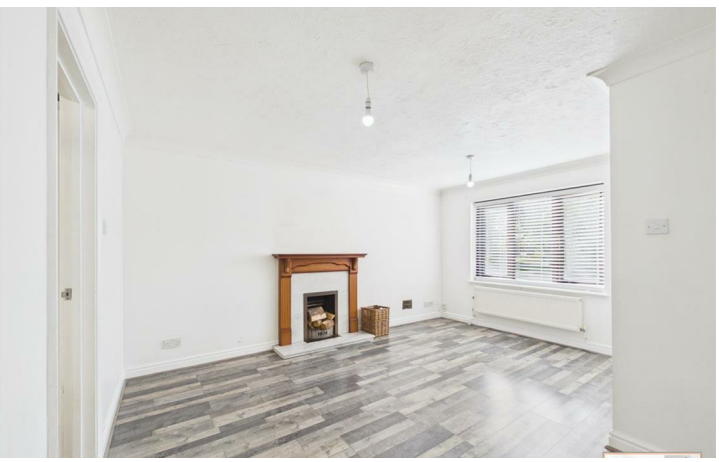
Friars

Capel St. Mary, Ipswich, IP9 2XS

Offers in excess of £375,000

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Front Garden
Off-road parking for two cars comfortably via a tarmacked driveway, block paved pathway to the front door and a block paved pathway leading in between the garage and the property which gives you access to a gate to the rear garden and access into the garage side door .

Entrance Hallway
Entrance via a double glazed obscure door to the front, laminate flooring, double glazed window to the side, coving, radiator, access to the stairs, door to the downstairs W.C., and an internal door to the lounge.

Downstairs W.C.
Double glazed obscure window to the front, low-flush W.C., vanity wash hand basin with a mixer tap, radiator, tiled flooring and splash-back and coving.

Lounge
14'10" x 13'0" (4.52m x 3.96m)
Double glazed window facing the front, coving, laminate flooring, a feature open fireplace with a stone base and surround with a wooden mantle, radiator and a door into the kitchen.

Kitchen
16'4" x 9'4" (4.98m x 2.84m)
Double glazed window facing the rear, double glazed patio sliding door going out into the conservatory, a door to the dining room, double glazed obscure UPVC door to the side going out to the garden, access to the understairs storage cupboard. Wall and base fitted units with cupboards and drawers, plumbing for a washing machine, space for a tumble dryer, 1 1/2 ceramic sink bowl and drainer with a mixer tap, space for double oven with a cooker hood above, space for a fridge freezer, roll-top worksurfaces, tiled splash-back, laminate flooring and coving.

Conservatory
13'6" x 6'9" (4.11m x 2.06m)
Double glazed windows to the rear and both sides, slightly pitched roof, power and lighting, radiator, laminate flooring, 1/4 brick or block constructed with double glazed French style doors to the side going into the garden.

Dining Room
18'3" x 8'7" (5.56m x 2.62m)
Double glazed window facing the front, double glazed window facing the rear, coving, two radiators and laminate flooring.

Landing
Double glazed window facing the side, radiator, coving, access to the loft and doors to he bathroom, bedroom one and two and entrance to the further landing leading to bedrooms three and four.

Bedroom One
11'5" x 10'11" (3.48m x 3.33m)
Double glazed window facing the front, coving, radiator, overstairs storage cupboard used an an airing cupboard which houses the water tank and a door into the en-suite shower room.

En-Suite Shower Room
7'0" x 4'8" (2.13m x 1.42m)
Double glazed window facing the front, radiator, spotlights, extractor fan, stainless steel heated towel rail, vanity unit which houses a low-flush W.C., and a wash hand basin with a mixer tap over, walk-in shower cubicle with half-tiled walls and tiled flooring.

Bedroom Two
10'2" x 9'7" (3.10m x 2.92m)
Double glazed window facing the rear, radiator and coving.

Further Landing
Coving, carpet flooring and leads up to the doors of bedrooms three and four.

Bedroom Three
8'6" x 7'11" (2.59m x 2.41m)
Double glazed window facing the rear, coving and a radiator.

Bedroom Four
9'9" x 7'0" (2.97m x 2.13m)
Double glazed window facing the front, some built-in shelving and wardrobe space, coving and a radiator.

Bathroom
6'5" x 6'0" (1.96m x 1.83m)
Double glazed obscure window facing the rear, vanity unit which houses a low-flush W.C. and a wash hand basin with a mixer tap, stainless steel heated towel rail, panel bath with a mixer tap and a shower over with splash-back boarding, fully tiled walls with inset shelving, shaver point, coving and an extractor fan.

Rear Garden
Fully enclosed north-easterly facing rear garden with a large patio area, raised decking area perfect for entertaining and alfresco dining, mostly laid to lawn with a mixture of flowerbed borders, trees and plants, access to an outside tap, outside power, un-overlooked rear garden, fully enclosed via panel fencing with side storage down one side and the other side gives you access to the garage and a block paved walkway leading to a gate to the front garden.

Single Garage
Manual up and over door, it has power and electric and there is a partition wall where it has been split into two rooms as one of them was previously used as a music studio and there is a door to the rear going out into the garden.

Agents Notes
Tenure - Freehold
Council Tax Band - D

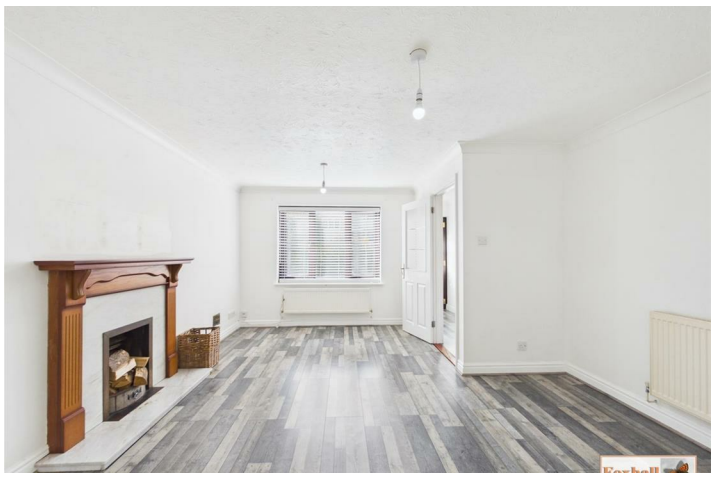










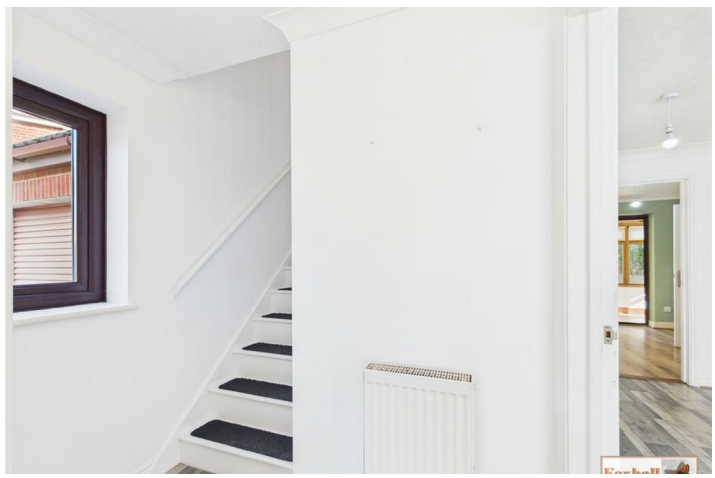




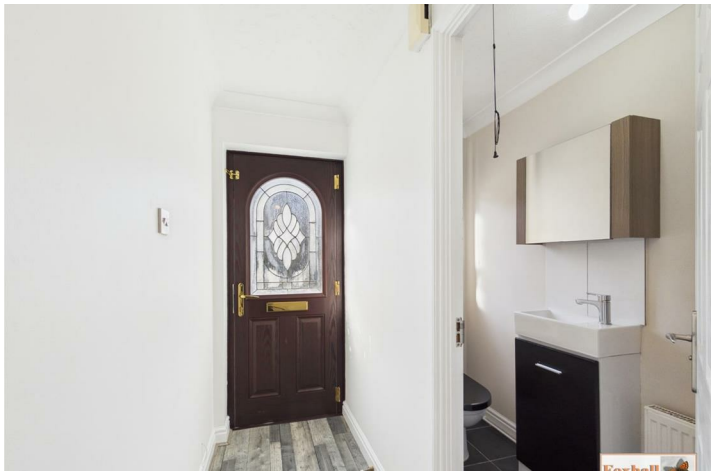






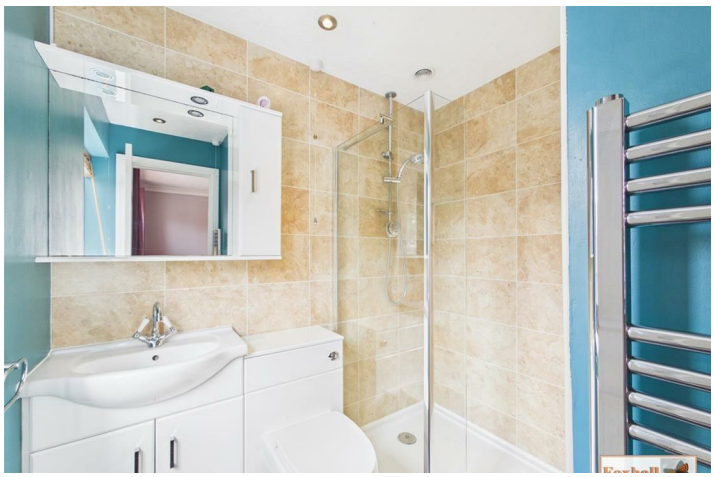








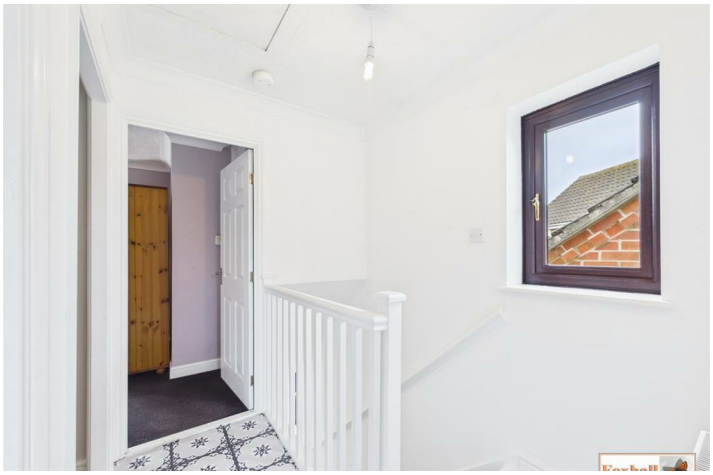



























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Road Map



Hybrid Map



Terrain Map



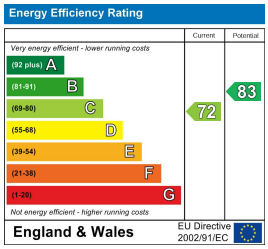
Floor Plan

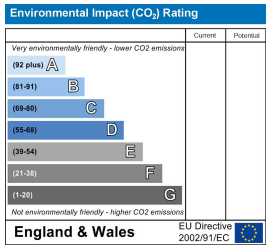


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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