



3 THE DRIFT

Capel St Mary | Suffolk



Chapman Sticks

3 THE DRIFT, CAPEL ST MARY, SUFFOLK IP9 2DU

East Bergholt - 4 miles
Ipswich - 7 miles
Manningtree Station - 7 miles
(London Liverpool Street station from 55 minutes)

- Entrance hall • Cloakroom • Sitting room • Dining room •
 - Kitchen / breakfast room • Utility room •
- Four bedrooms (one ensuite) • Family bathroom •
 - Gardens Off-road parking • Garage •

The Property

HALLWAY with limestone floor and understairs cupboard.

CLOAKROOM with low level, w.c, wash basin on vanity unit and stone floor.

SITTING ROOM 17' 2" x 10' 11" Window to front and double doors to garden and terrace, coal effect gas fire set in stone surround and hearth.

DINING ROOM 10' 10" x 10' 6" with square bay to front.

KITCHEN / BREAKFAST ROOM KITCHEN AREA -10'6" X 9'10" extensively fitted with range of base and wall units, extractor fan above electric hob, integrated oven unit, integrated fridge/freezer and dishwasher, granite work surfaces, fossil stone tiled floor, water softener, wine cooler and microwave oven.

BREAKFAST AREA 9' X 11'4" with double doors and window to garden.

UTILITY ROOM 5' 8" x 5' 11" with plumbing for washing machine, gas fired boiler, extractor fan, sink unit and drainer, fitted units and door to garden.

ON THE FIRST FLOOR

LANDING A spacious area with loft hatch and ladder, airing cupboard with hot water cylinder, control for solar panelled hot water and doors to all rooms, window to rear

BEDROOM ONE 17' 10" x 11' 2" window to front, walk-in dressing area.

AN IMMACULATE AND SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME BUILT IN 2010, BUILT TO A HIGH STANDARD THROUGHOUT



EN SUITE SHOWER ROOM with shower cubicle, vanity unit with wash hand basin, low level w.c, fully tiled walls and floor, extractor fan, ladder radiator, recessed lighting.

BEDROOM TWO 10' x 9' 9" window to front and built-in shelved cupboard.

BEDROOM THREE 8' 3" x 8' 2" with window to rear and double built-in wardrobe.

BEDROOM FOUR 9' 2" x 8' 1" with window to rear.

BATHROOM Contemporary style with double sized walk in shower with fixed shower head and fully tiled walls, vanity unit with wash basin, low level w.c, extractor fan, fully tiled walls and floor, ladder radiator, wall mounted electric fan heater.

FRONT GARDEN laid to lawn with flower beds and stone path to the front of the house and around the side to the rear garden. The driveway passes under an archway, providing covered parking, to the:

GARAGE (9'1" x 18'6") with electric up and over door with power and light connected and door to rear garden.

REAR GARDEN is enclosed by high brick wall and enjoys a westerly aspect. Extensive planting to borders and a feature flower bed set between the hard landscaping with seating area to the rear of the garden. A wooden decked area with electrically operated canopy over is accessed from the sitting room and provides a private area in which to sit and admire this attractive garden.

Location

Capel St Mary is well served with a range of facilities including village shops, primary school and three churches, GP surgery and dentist, hairdressers and petrol station. The primary school is situated in the heart of the village and the catchment school at East Bergholt High School is approximately 5 miles away. The mainline railway station at Manningtree is within easy access and provides direct links to London Liverpool Stret.

Services

Mains electricity, gas, water and drainage are connected. Solar Panels heat the hot water.

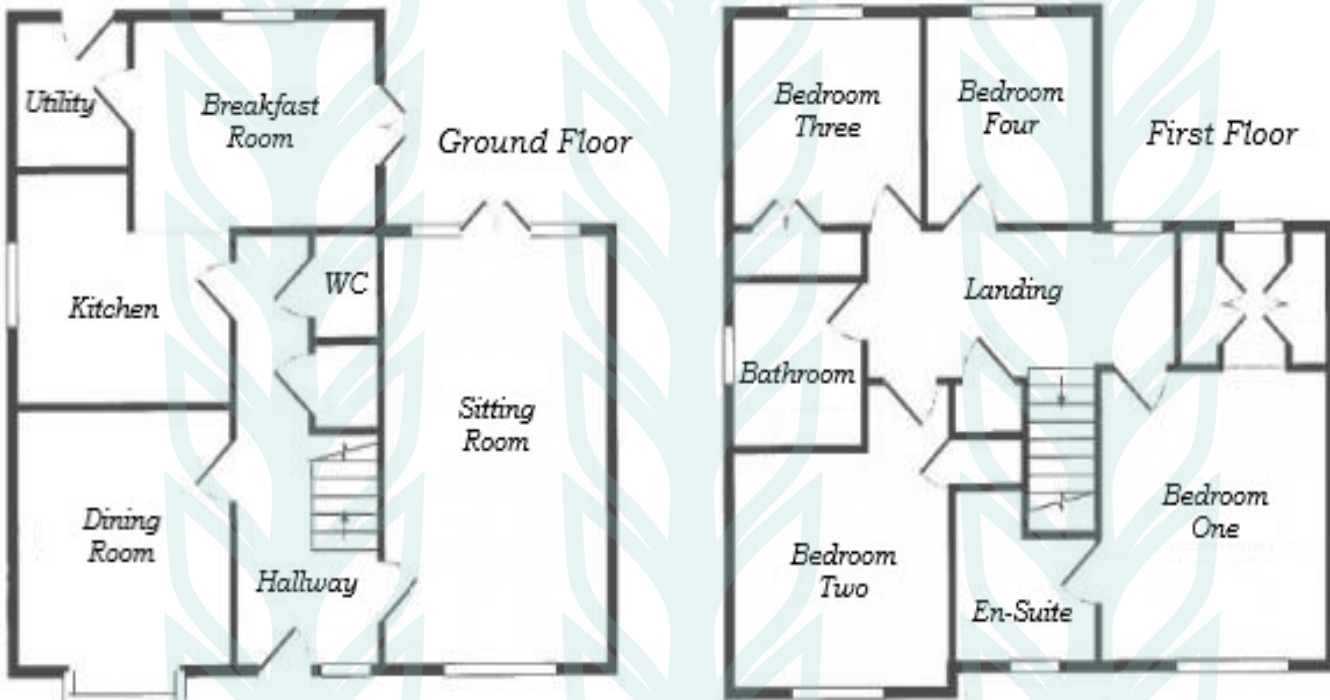
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band E (2026)

EPC Rating

Current C (78). Potential B (86).





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