



Connells

London Road
Capel St. Mary Ipswich

London Road
Capel St. Mary Ipswich IP9 2JR

for sale offers in excess of
£440,000



Property Description

Located in the sought after village of Capel St Mary you will find this substantial family home residing on a large quarter of an acre plot. The property offers a wide range of accommodation and comprises of four/five bedrooms, has a en-suite to bedroom one, two/three receptions rooms, a lovely cosy farmhouse style kitchen, ground floor cloakroom, first floor family bathroom, utility room and a extremely well presented extensive rear garden with outdoor office/cabin.

Capel St. Mary is a village in Suffolk and is about 6 miles south-west of Ipswich and 2 miles from Dedham Vale.

Most facilities are located in the centre of the village, including the Co-Op and independent shops such as a bakery, hairdresser, and a newsagent. There is also a post office, two public houses, village hall, recreational grounds, a primary school and doctors' surgery.

There is also easy access onto the A12 which is the main route into London and Ipswich.

Entrance Porch

Accessed via entrance door, tiled flooring, coved and textured ceiling with inset spotlighting and door giving access to:

Entrance Hall

Wood effect flooring, radiator, coved and textured ceiling within inset lighting and doors giving access to:

Kitchen

13' 1" max x 11' 7" max (3.99m max x 3.53m max)

Upvc double glazed window to rear, stable door giving access to the rear garden, butler sink with mixer tap inset into worktop with cupboards and drawers and matching above, built-in dishwasher. space for range style oven, space for American style fridge freezer,

smooth ceiling with inset spotlighting, tiled flooring, radiator and door access to:

Dining Room

16' 1" max x 11' 4" (4.90m max x 3.45m)

Two upvc double glazed windows to front, upvc double glazed window to side, brick feature fireplace with open fire inset, beamed ceiling, two wall light points and radiator.

Living Room

19' 4" x 12' 6" max (5.89m x 3.81m max)

Upvc double glazed double doors giving access to the rear garden, coved and textured ceiling, wood effect flooring, wood burner and radiator.

Cloakroom

Upvc double glazed window to rear, heated towel rail, low- level w/c, smooth ceiling with inset spotlighting, wash hand basin, tiled splashback's and tiled effect vinyl flooring.

Utility Room

10' 3" x 6' 9" max (3.12m x 2.06m max)

Upvc double glazed door giving access to the rear garden, space and plumbing for washing machine, space and plumbing for tumble dryer, smooth ceiling with inset spotlighting, tile effect vinyl flooring, storage cupboard housing wall mounted boiler and water softener, roll edge work surface and door giving access to:

Bedroom Five/Study

10' 2" x 9' 10" (3.10m x 3.00m)

Upvc double glazed window to front, radiator and smooth ceiling with inset spotlighting.

First Floor Landing

Double glazed window to front and doors giving access to:

Bedroom One

11' 3" x 10' 4" (3.43m x 3.15m)

Upvc double glazed windows to front and side, radiator, smooth ceiling and doors giving access to:

En-Suite

Double glazed Velux window to rear, double ended bath with mixer tap and shower attachment with independent shower over, enclosed w/c, vanity wash hand basin with mixer tap, grey tiled walls, heated towel rail, extractor fan and tile effect flooring.

Bedroom Two

13' 8" x 9' 3" (4.17m x 2.82m)

Upvc double glazed windows to front and side and radiator.

Bedroom Four

18' 10" max x 8' 9" (5.74m max x 2.67m)

Upvc double glazed windows to front and rear, radiator, smooth ceiling and cast-iron feature fireplace.

Bedroom Three

9' 10" x 9' 3" (3.00m x 2.82m)

Upvc double glazed window to rear, radiator, loft access and door giving access to:

Bathroom Suite

Double glazed Velux window to rear, shaped and panel bath with mixer tap and shower attachment, low-level w/c, fully tiled shower cubicle with independent shower over, vanity wash hand basin, heated towel rail, tiled walls, tiled flooring, smooth ceiling within inset spotlighting.

Outside

To the front of the property there is a drive providing off-road parking for several vehicles with a hedge border and gated side access to the rear garden.

The extensive rear garden commences with a

patio area and then leads on to the well maintained rear garden, which is laid to lawned with mature trees and shrubs.

There is also access to:

Cabin/Office

14' x 10' 6" (4.27m x 3.20m)

Wooden double glazed construction, power and lighting and Wi-Fi connection.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/ICH311303

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH311303 - 0009

