



Connells

Pine Tree House Creting Bottoms
Creting St. Mary Ipswich



Property Description

A beautifully presented, energy efficient family home offering exceptional space, high spec finishes and countryside views. Pine Tree House delivers modern living in a peaceful village setting and is finished to a high standard. The impressive open plan kitchen, dining & living area forms the heart of the home, featuring Quartz worktops, a large island, bi fold doors opening onto the garden and a separate utility room. The ground floor also includes a double bedroom with en suite, along with a study/fifth bedroom. Upstairs, the generous landing leads to three further double bedrooms. The principal suite benefits from a walk in wardrobe, stylish en suite & The Nook, a versatile additional room. Bedrooms Two & Three both include fitted or walk in wardrobes & Bedroom Two is pre plumbed internally for a future en suite and a modern family bathroom completes the first floor. The property sits on a wrap around plot with lawned gardens, patio seating area and a hot tub included. The front has parking for multiple vehicles, an EV charging point & garage. The rear of the property backs onto a 200 acre estate, offering privacy, open views and a peaceful rural feel. There is also the option to purchase additional land,

The home is surrounded by attractive countryside while remaining conveniently connected to nearby towns and transport links. The village provides a welcoming community atmosphere with access to local amenities, schools, recreational facilities & scenic walking routes.

Entrance Hall

Composite entrance door into a large welcoming entrance hall with stairs rising to the first floor, push to open drawers under stairs, spotlighting, karndeal oak effect flooring, under floor heating, oak veneer doors leading to all ground floor living spaces

Cloakroom

Double glazed window to side, low-level w/c, vanity wash hand and basin, karndeal oak effect flooring, underfloor heating, half height tiling, pendant light

Study/Bedroom Five

Floor to ceiling double glazed window to side. pendant light, karndeal oak effect flooring, underfloor heating,

Open Plan

Lounge/Diner/Kitchen

Dining/Living Area

Anthracite aluminum double glazed window to side, karndeal limestone tiled flooring, media wall with panelling, double glazed bi-fold doors to rear opening onto rear garden

Kitchen Area

Matching wall and base level units with Quartz work tops, tiled splashback, two Neff hide and slide ovens, induction hob with extractor over, integrated bin store, integrated fridge freezer and dishwasher, large island unit with breakfast bar, butler sink with mixer spray tap, karndeal limestone tiled flooring, oak veneer door leading to

Utility Room

Anthracite aluminum double glazed window to side, selection of wall and base level units with wash basin and draining unit inset into work tops, tiled splashbacks, plumbing for washing machine and tumble dryer

Bedroom Four

Anthracite aluminum double glazed window to front, carpet with underfloor heating, storage cupboard, oak veneer doors leading to:

En-Suite

Shower unit, tiled flooring & half height tiled walls, vanity wash hand basin, low-level wc, heated chrome towel rail, extractor fan.

Landing

Well proportioned accommodation providing large sitting area and office space, double glazed Velux windows providing an influx of natural light, storage cupboard with water tank, loft access and further storage cupboard, two radiators, exposed effect oak beam, oak veneer doors throughout providing access to all first floor accommodation

Bedroom One

Double glazed Velux window, french doors leading to glass Juliet balcony, exposed oak effect beam, radiator, oak veneer door providing access to en suite, pendant light, oak veneer door providing access to 'The Nook'

En-Suite

Walk-in shower with rainfall shower head, vanity wash hand basin, low-level wc, spotlighting, heated towel rail, tiled flooring, double glazed Velux window to side

'The Nook'

This space could be suited to a nursery, walk in wardrobe or reading room - It comprises of radiator, carpeted flooring, double glazed velux window to side.

Bedroom Two

Floor to ceiling double glazed window to front, fitted wardrobes, radiator, carpeted, pendant light

Bedroom Three

Anthracite aluminum double glazed window to front, radiator, walk-in wardrobe, carpeted,

Bathroom

Impressive four piece bathroom suite, comprising of walk in shower unit with rainfall shower head and hand held spray tap, freestanding bath with mixer tap over, two niches, low-level wc, vanity half bowl sink with mixer tap, heated towel rail, spotlighting, and double glazed velux window to side.

Outside

Pine Tree House occupies a spacious, wrap around plot, comprising of:

Front Garden

The front of the property has off-road parking for multiple vehicles with EV charger and is blocked paved, the remainder is laid to lawn with fencing to boundaries.

Integral Garage

Electric roller door, power & lighting, double glazed window, personal door to rear

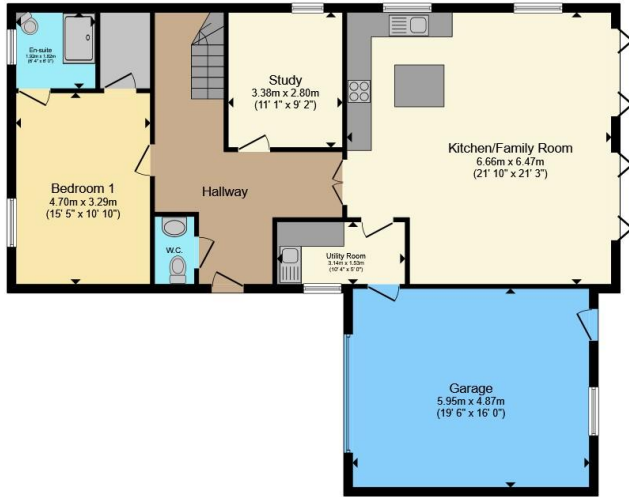
Rear Garden

Comprises of patio area, suitable for table and chairs or garden furniture, with a majority laid to lawn. Fencing to boundaries.

Agents Note

The vendors have made us aware there may be an opportunity to purchase additional land to the rear of the property.





Ground Floor



First Floor

Total floor area 254.2 m² (2,736 sq.ft.) approx

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.propertybox.io



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: B Council Tax
 Band: E

view this property online connells.co.uk/Property/ICH313229

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: ICH313229 - 0007