



Fox Earth Close, Capel St. Mary
£375,000

Capel St. Mary

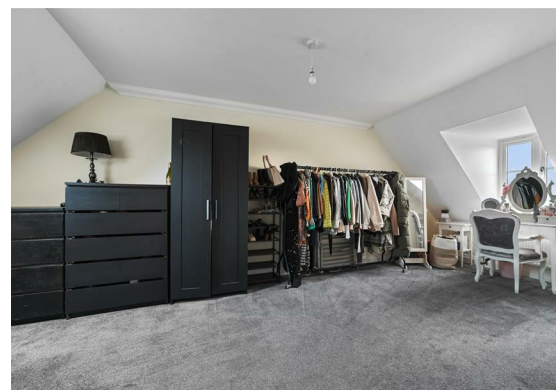
Chamberlain Phillips is delighted to present this outstanding three-bedroom link-detached home located within the desirable 'Saxon Meadow' development, ideal for both first-time buyers and families. Built by the renowned Hopkins Homes, this "Newell" design property combines contemporary living with a refined sense of style.

As you enter, you're welcomed by a spacious hallway, complete with a convenient downstairs WC. The living room, bathed in natural light, offers a serene space for relaxation and family time. The heart of the home is the generous kitchen-dining room, featuring double doors that invite you out to the enclosed rear garden.

Upstairs, there are three generous double bedrooms. The principal bedroom features the added luxury of an en-suite shower room and a built-in wardrobe. A family bathroom, equally stylish and functional, serves the other bedrooms perfectly.

Parking will never be a concern, with a garage and off-road parking at the front of the property. Every detail of this home has been carefully considered, ensuring a seamless blend of comfort and convenience for its new owners.





- THREE DOUBLE BEDROOM HOME
- LOCATED IN CAPEL ST MARY
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- ENCLOSED REAR GARDEN
- BUILT BY HOPKINS HOMES
- NEWELL DESIGN
- KITCHEN DINING ROOM
- DOWNSTAIRS WC

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

A Development Charge of £164.23 is payable per annum

Council Tax - Band C

Services - Mains

Gas/Electric/Water/Drainage

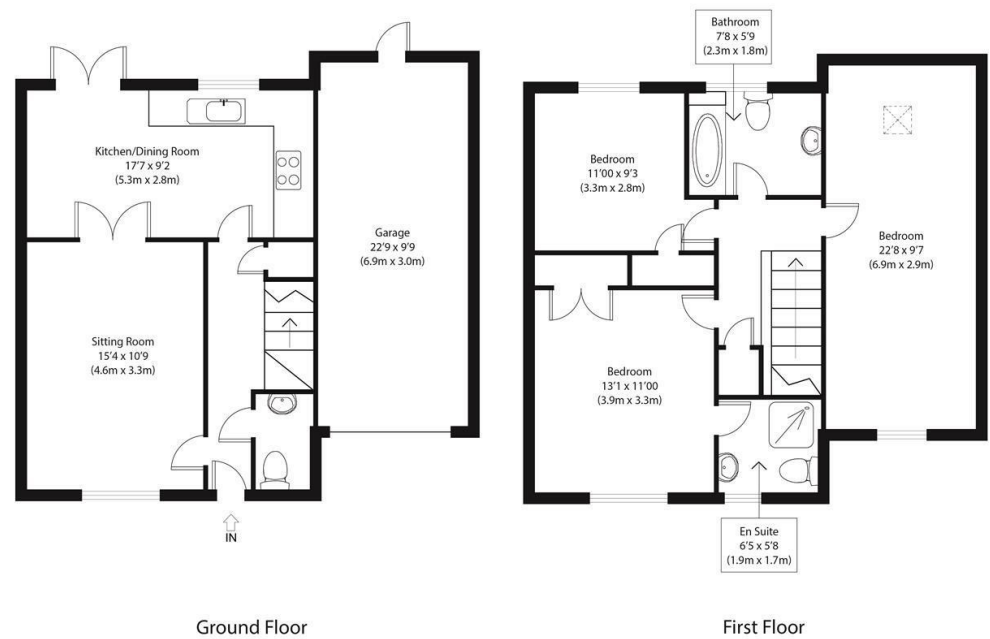
Heating - Gas fired radiators

Mobile Availability - All Networks are Limited

Broadband Availability - Ultrafast is available



Floor Plan



Approximate Gross Internal Area
1335 sq ft (124 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.phillipsmanningtree.co.uk



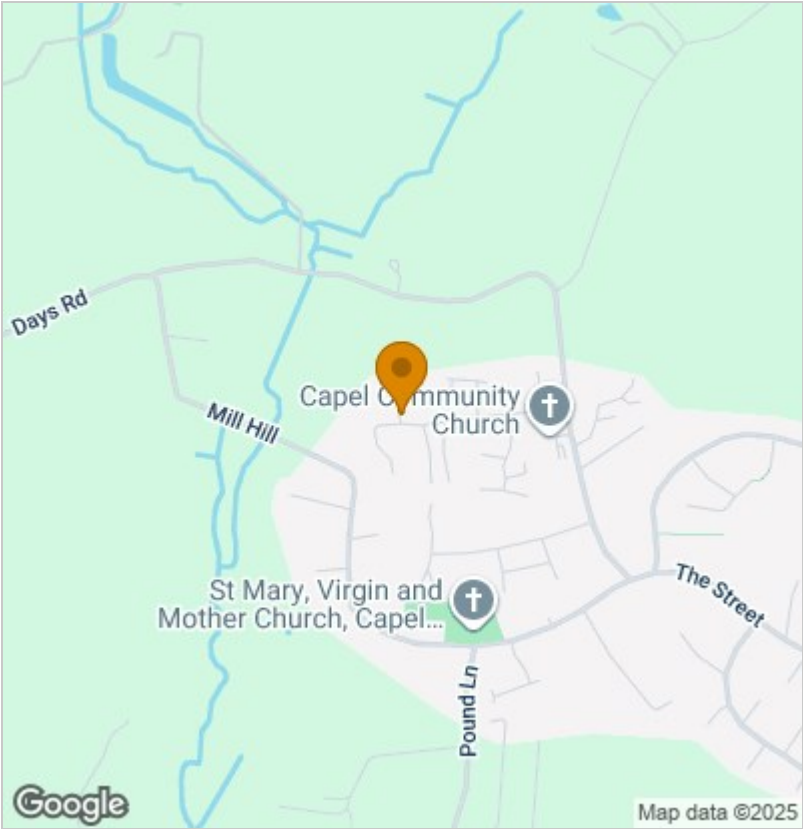
Viewing

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.

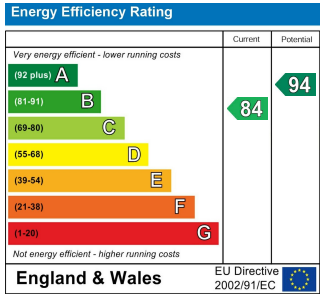
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Area Map



Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold