



EH
EXQUISITE
HOME

An attractive and well-presented detached bungalow situated in an elevated non-estate position in the conveniently located village of Creting St Mary.

Property Features

- Two-bedroom detached bungalow situated in an elevated position within popular Creting St Mary.
- Offered with no onward chain.
- Strategic location with easy access to Needham Market, the A14, A140 and the nearby A12, with Needham Market station providing commuter links to Ipswich, Norwich and London.
- Driveway parking for two vehicles with additional slip road availability, leading to an integral single garage.
- Open-plan kitchen and dining room featuring integrated appliances and patio access.
- Two double bedrooms featuring built-in mirrored wardrobes.
- Oil-fired central heating and UPVC double glazing.
- Fibre broadband connectivity and mains services operating on a water meter.
- Private, stepped rear garden featuring a patio, lawn, and raised decking with wonderful views.
- Summerhouse incorporating a kitchenette and power supply.





An attractive and well-presented detached bungalow situated in an elevated non-estate position in the conveniently located village of Creeting St Mary. The property lies directly northeast of Needham Market, within reasonable walking/cycling distance of the town and approximately 0.5 miles from the main A14 and A140 arterial routes. For broader regional connectivity, the county town of Ipswich is positioned just eight miles away and the A12 is easily accessed. Furthermore, there is a branch line rail station in Needham Market (alongside nearby Stowmarket), providing connections to Ipswich and onwards to London Liverpool Street and Norwich.

Believed to have been originally constructed in 1963, the internal accommodation begins with a central hallway providing access to the main living areas and a part-boarded loft space. The front sitting room features a large bay window overlooking the fields opposite. At the rear, the spacious L-shaped open-plan kitchen and dining area includes a built-in dresser, cream units, integrated appliances including an induction hob and drawer fridge, and two sets of patio doors opening to the garden. An adjoining utility room offers plumbing for laundry appliances and direct access to both the exterior patio and the integral single garage. The property provides two double bedrooms, both equipped with built-in mirrored wardrobes, with the principal bedroom offering direct patio access. A family bathroom serves the accommodation, fitted with a bath with a shower over, an inset sink, and base storage cupboards.

Externally, the front of the property includes a driveway with space for two vehicles, supplemented by slip road availability, alongside a wildflower area. The rear garden is highly private and arranged across stepped levels. It features a patio, a lawned area, a vegetable plot, and a raised private decking section positioned to capture the early evening sun and wonderful views. Additional outbuildings include a greenhouse, a storage shed, and a large summerhouse/office equipped with a kitchenette, water heater and electrics.















Monesi, Flordon Road, Creting St. Mary, Ipswich, Suffolk

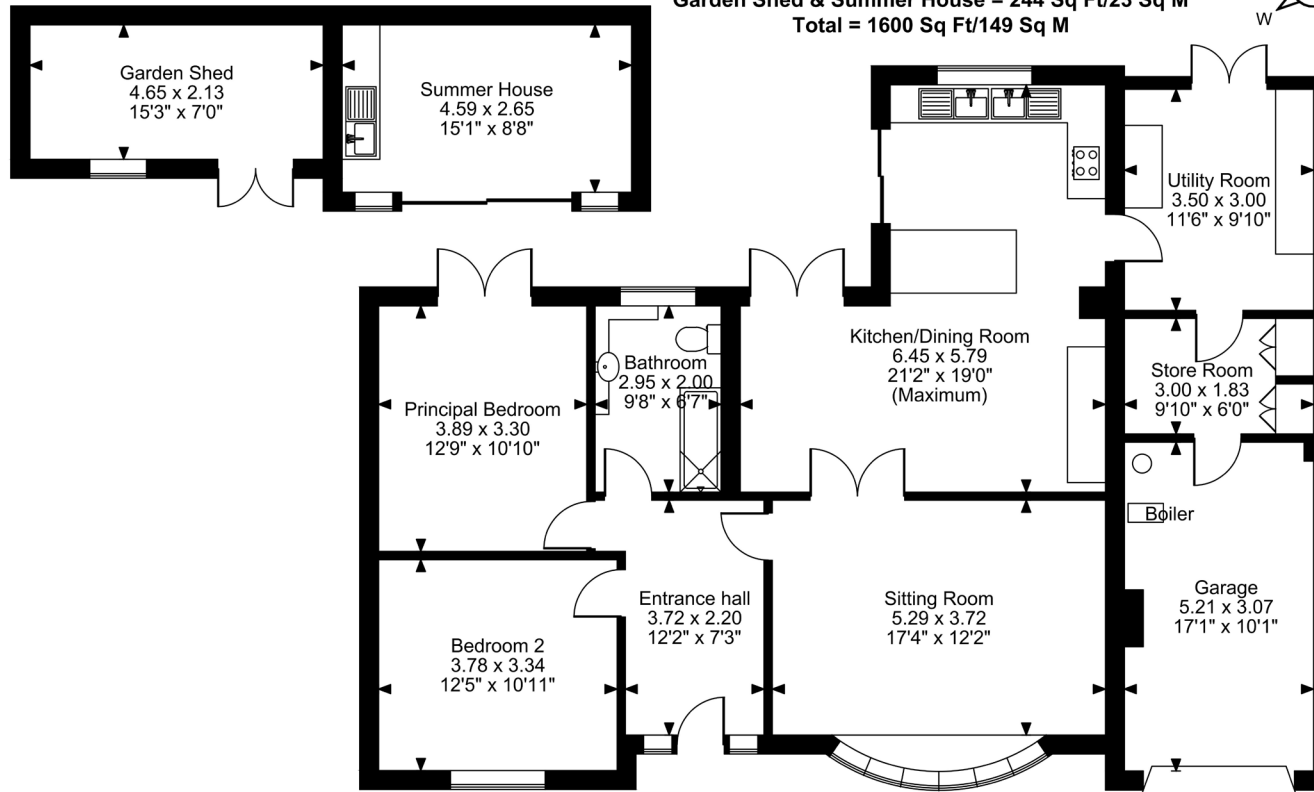
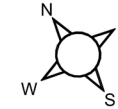
Approximate Gross Internal Area

Main House = 1188 Sq Ft/110 Sq M

Garage = 168 Sq Ft/16 Sq M

Garden Shed & Summer House = 244 Sq Ft/23 Sq M

Total = 1600 Sq Ft/149 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

In accordance with Section 21 of the Estate Agents Act 1979, we formally declare that the vendor of this property is a connected person to an employee of Exquisite Home, ensuring complete transparency for all prospective purchasers prior to the commencement of any commercial negotiations.





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