

Yarrow Close, Capel St Mary

Guide Price £325,000 - £350,000

AN ATTRACTIVE THREE-BEDROOM DETACHED HOME OFFERING GENEROUS LIVING SPACE, A PRIVATE GARDEN AND GARAGE

Occupying a pleasant position within Yarrow Close, this attractive three-bedroom detached property offers a wonderful combination of space, comfort and practicality. Beautifully maintained by the current owners, the home provides versatile accommodation, making it an appealing choice for families and those looking for a well-proportioned home with excellent transport connections.

At the heart of the home is a sociable kitchen/dining room, providing plenty of space for everyday family meals or entertaining friends. The fitted kitchen offers a practical arrangement of cupboards and work surfaces, together with integrated cooking appliances. A separate, generously sized sitting room provides a relaxing retreat, whilst an entrance porch and ground-floor cloakroom complete the downstairs accommodation.

The first floor continues to impress with three comfortable double bedrooms, offering flexibility for growing families, visiting guests or home working. The principal bedroom benefits from a private en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom.

The outside space is equally appealing, with an enclosed rear garden offering a lovely balance of lawn, established planting and a generous paved terrace. Whether enjoying summer barbecues, entertaining or simply relaxing outdoors, the garden provides an inviting extension of the living accommodation.

A double-width driveway to the front provides ample off-road parking alongside access to the integral garage.

Well placed for the A12, offering convenient routes towards Colchester and Ipswich, this is an excellent opportunity to purchase a thoughtfully maintained family home. The sellers have already agreed an onward purchase, subject to contract.



















- BEAUTIFULLY PRESENTED THROUGHOUT
- INTEGRAL GARAGE & DOUBLE-WIDTH DRIVEWAY
- PRINCIPAL BEDROOM WITH EN-SUITE
- SPACIOUS AND INVITING SITTING ROOM
- OPEN-PLAN KITCHEN/DINING AREA
- PRIVATE REAR GARDEN WITH GENEROUS PATIO
- CONVENIENT A12 ACCESS
- GUIDE PRICE £325,000 - £350,000



Property Setting:

Capel St Mary is a well-connected village in Suffolk, located just off the A12, providing easy access to Ipswich (approximately 6 miles) and Colchester (approximately 14 miles). The nearest railway stations are Manningtree (approximately 6 miles) and Ipswich (approximately 7 miles), both offering regular services to London Liverpool Street, Norwich and other key destinations.

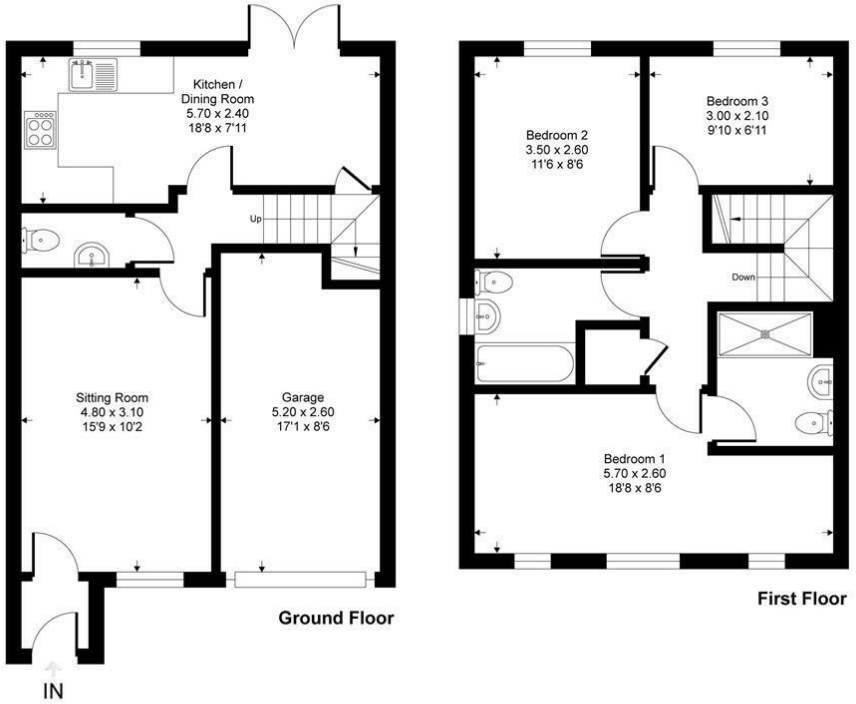
The village enjoys a strong sense of community and offers an excellent range of everyday amenities, including a Co-op supermarket, independent shops, a post office, doctors' surgery with pharmacy, public house and the popular Capel St Mary Garden Centre, which also features a café.

Recreational facilities include a large playing field with football pitches, tennis courts, a cricket ground and a children's playground, while a well-regarded primary school serves the village, with secondary education available in nearby towns. Regular bus services operate through the village, making Capel St Mary an attractive location for commuters, families and those looking to enjoy village life whilst remaining well connected.

Agents notes:
Tenure - Freehold
Council Tax - Band D
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas boiler via radiators
Mobile Availability - All networks are available
Broadband Availability - Ultrafast is available
A development charge is payable of £251.22 per annum

Floor Plan

Approximate Gross Internal Area = 83.7 sq m / 901 sq ft
Approximate Garage Internal Area = 13 sq m / 140 sq ft
Approximate Total Internal Area = 96.7 sq m / 1041 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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