Connells

Yarrow Close
Capel St. Mary Ipswich

Yarrow Close
Capel St. Mary Ipswich IP9 2YG

for sale offers in excess of
£350,000

Property Description

Situated in the popular village of Capel St Mary this well presented detached offers a blend of modern and spacious living throughout. The accommodation comprises of a welcoming entrance hall with cloakroom and useful under-stairs storage. The lounge provides the perfect space to relax, centred around a feature electric log burner, while the heart of the home is undoubtedly the spacious kitchen/diner. Fitted with a comprehensive range of grey shaker-style units complemented by copper-effect handles and integrated appliances, the room offers ample space for dining and entertaining, with French doors opening directly onto the rear garden. A separate utility room provides additional storage and laundry space. The first floor has three well-proportioned bedrooms. The principal bedroom with an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Outside, the property enjoys an attractive front garden with lawn and established hedging and the enclosed rear garden features a patio seating area ideal for outdoor dining, with the remainder laid to lawn. A garage with power and lighting is complemented by off-road parking to the front.
Yarrow Close forms part of a modern development within the highly regarded village of Capel St Mary, one of Suffolk's most popular commuter villages. The village offers an excellent range of amenities and is ideally positioned just off the A12, providing convenient links to both Ipswich and Colchester.

Entrance Hall

Double glazed entrance door and window to the front aspect, radiator, wood-effect flooring, under-stairs storage cupboard, and consumer unit.

Cloakroom

Fitted with a low level w/c, wash hand basin with mixer tap, radiator, extractor fan, and half-tiled walls.

Lounge

A bright and welcoming reception room featuring a stylish electric log burner set within a fireplace with marble-effect hearth and mantel. Further benefits include fitted carpet, radiator, double glazed window to the side aspect, and ceiling light fitting.

Kitchen/Diner

A spacious and well-appointed kitchen fitted with a range of matching grey shaker-style wall and base units with attractive copper handles, complemented by work surfaces incorporating a stainless steel sink with mixer tap and drainer. Integrated appliances include a fridge/freezer, dishwasher, double oven, hob and extractor hood. Additional features include wood-effect flooring, radiator, double glazed window to the front aspect, and double glazed French doors opening onto the rear garden, creating an ideal space for modern family living and entertaining.

Utility Room

Fitted with matching wall and base units to complement the kitchen, with space and plumbing for a washing machine and tumble dryer. Double glazed door to the side aspect, radiator, and wood-effect flooring.

Landing

Fitted carpet, storage cupboard, loft access, pendant light fitting, and double glazed window to the side aspect providing natural light to the stairwell.

Bedroom One

Double glazed window, radiator, fitted carpet, and pendant light fitting.

En-Suite

Comprising a shower enclosure, low level w/c, wash hand basin with mixer tap, heated towel rail, extractor fan, wood-effect flooring, half-tiled walls, and double glazed window.

Bedroom Two

Double glazed window, radiator, fitted carpet, and pendant light fitting.

Bedroom Three

Double glazed window, radiator, fitted carpet, and pendant light fitting.

Bathroom

Comprising a panel-enclosed bath with mixer tap and electric shower over, low level w/c, wash hand basin with mixer tap, heated towel rail, wood-effect flooring, half-tiled walls, and double glazed window.

Outside

Front Garden

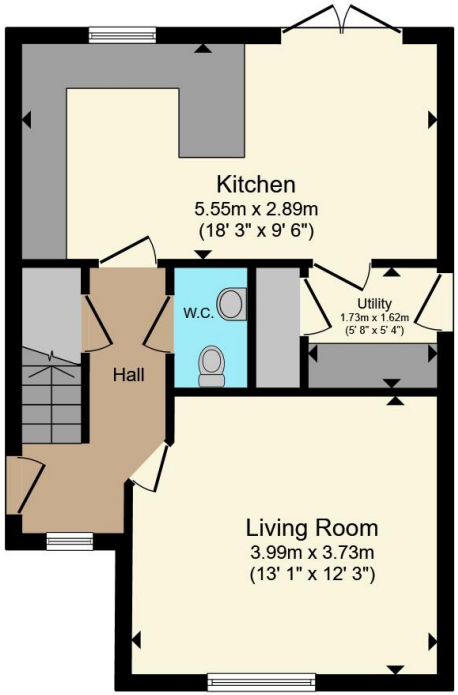
A well-maintained front garden surrounding the property, featuring a pathway leading to the entrance, attractive hedgerow borders, and the remainder laid to lawn.

Rear Garden

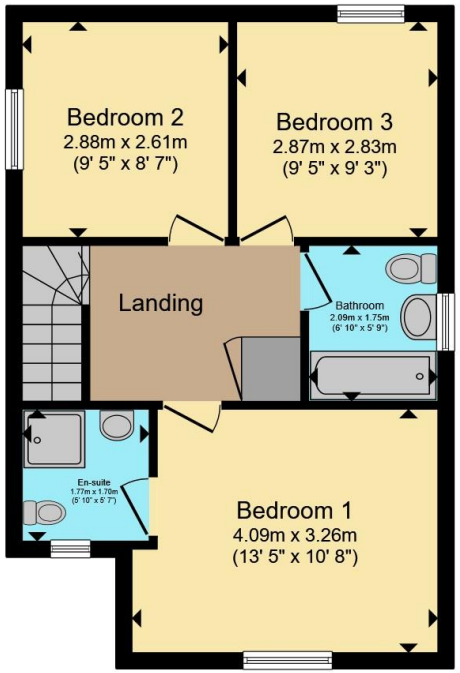
An enclosed rear garden offering a generous patio area, ideal for outdoor dining and entertaining. The garden is partly walled and benefits from side access, with the remainder predominantly laid to lawn, providing a versatile outdoor space for families and keen gardeners alike.

Garage

Single garage with up-and-over door, power and lighting connected, and additional off-road parking available to the front via a dropped kerb.



Ground Floor



First Floor

Total floor area 88.7 m² (955 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

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EPC Rating: B

Council Tax
Band: D

Tenure: Freehold

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