

ELYWN LONDON ROAD CAPEL ST. MARY



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ELWYN LONDON ROAD CAPEL ST. MARY

Guide Price £325,000

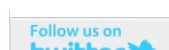


We are pleased to offer for sale this **RARE OPPORTUNITY TO ACQUIRE AN ESTABLISHED DETACHED BUNGALOW OCCUPYING A LARGE PLOT WITH OVER 200FT OF REAR GARDEN**, now requiring updating throughout. Offered with the benefit of no onward chain. Within the desirable and sought after village of Capel St Mary.

- 24' RECEPTION HALL
- 24' LONG SITTING/DINING ROOM
- THREE GENEROUS BEDROOMS
- FITTED KITCHEN
- WETROOM/SHOWER ROOM
- 24' LONG SUN ROOM/CONSERVATORY
- GAS FIRED HEATING
- DRIVE PROVIDING PARKING FOR NUMEROUS VEHICLES
- ESTABLISHED REAR GARDEN OVER 200FT IN LENGTH
- VARIOUS OUTBUILDINGS
- NO ONWARD CHAIN
- WALKING DISTANCE TO THE VILLAGE

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SITUATION:

The property occupies an easily accessible position set back from the road within walking distance of the village centre. Capel St Mary lies approximately midway between Ipswich and Colchester with good road links via the A12 & A14. Ipswich, Colchester and Manningtree offer mainline rail links to London's Liverpool Street. The well served village has a village library, local doctors and dentist surgeries, a range of everyday shops including hairdressers, bakery and the Co-op, village bar and public house.

This rare opportunity to acquire a substantial bungalow, now requiring updating throughout. Occupying a superb site offering enormous potential. Features include generous drive to the front, good sized sitting/dining room with feature fireplace, there are three double bedrooms as well as a walk-in wetroom the kitchen is located to the rear leading to a large sunroom which overlooks the extensive garden with various outbuildings. Internal viewing is recommended to appreciate the size of the accommodation and particularly the plot.

ENTRANCE PORCH:

PVC double glazed entrance door, glazed door to the reception hall.

RECEPTION HALL:

24' 8" (7.52m) Long. Access to the loft space, radiator.

SITTING/DINING ROOM:

Two radiators, chimney breast with decorative stone surround, tiled hearth, gas flame effect fire, central decorative arch, windows to the front and side aspects.

KITCHEN:

11' 9" x 10' 0" (3.58m x 3.05m) Modern base and wall mounted units fitted worktops inset stainless steel single bowl sink unit with mixer tap, electric cooker point, separate built-in shelved larder cupboard, radiator, window to the side aspect.

CONSERVATORY/SUN ROOM:

24' 0" x 8' 4" (7.32m x 2.54m) PVC double glazed construction upon a brick plinth, solid ceiling, two radiators, half glazed PVC door leading to the garden.

WETROOM/SHOWER ROOM:

7' 6" x 6' 6" (2.29m x 1.98m) Low level wc, walk-in shower with non slip flooring, radiator, built-in linen cupboard, fully tiled walls, window to the rear aspect.

BEDROOM 1:

11' 6" x 11' 3" (3.51m x 3.43m) Radiator, space for wardrobes, generous window to the front aspect.

BEDROOM 2:

11' 6" x 10' 0" (3.51m x 3.05m) Radiator, chimney breast, window to the side aspect.

BEDROOM 3:

11' 4" x 8' 3" (3.45m x 2.51m) Plus door recess. radiator, window to the side aspect.

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OUTSIDE:

The property is set back from the road with extensive gravel drive to the front providing parking and turning space for numerous cars, established hedged boundaries. Double wrought iron gates to the side open to the drive which in turn leads to the single garage. The rear garden is predominately laid to lawn with mature flowering fruit trees, established hedged boundaries, various outbuildings including block built store sheds, former prefabricated garage. The rear gardens extends to around 200ft in length.

POSTCODE: IP9 2JJ

ENERGY RATING: D - 65

VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



Total Area: 117.7 m² ... 1267 ft²

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