



**Grier & Partners**  
RESIDENTIAL LETTINGS



**144 The Street**

Capel St. Mary, Ipswich, IP9 2EL

- Offered with no onward chain
- Four bedrooms
- Bedroom one with ensuite
- Kitchen/Breakfast room

**Asking Price of £495,000 freehold**

EPC Rating 'D'







## Property Description

### CAPEL ST MARY

has a good range of local facilities including several village shops, a well regarded primary school, several churches, GP surgery and dentist. The primary school is situated in the heart of the village, high school catchment for East Bergholt High School and sixth form centre in both Ipswich and Colchester. There are a number of independent schools in the area. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. Main Line railway in Ipswich, Manningtree and Colchester with trains to London Liverpool Street.

### INFORMATION

within walking distance of the village centre, this detached property, of cavity brick construction under a tiled roof with gas fired central heating and upvc double glazing throughout. Good level of cavity and loft insulation is present, the property is served by mains gas, electric and water. With an abundance of power sockets throughout, BT points and lighting. Broad band is available in the village.





## SERVICES

All main services are connected to the property.

EPC D Council Tax Band E

Babergh and Mid Suffolk Council 0300 1234000

Please note: As vendors agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

## BEDROOM ONE

17' 07" x 11' 00" (5.36m x 3.35m) Window to the rear N overlooking the garden, built in wardrobes and storage to side along with a built in dressing table to the opposing side. Door to Ensuite with tiled walls to ceiling height, shower cubicle to the side, coloured wash basin and w/c along with an extractor fan.

## BEDROOM TWO

12' 10" x 8' 03" (3.91m x 2.51m) Window to the front (S), built in wardrobe and over bed storage to the side.

## BEDROOM THREE

12' 04" x 10' 10" (3.76m x 3.3m) Window to the front (S) overlooking front garden, sloping a way to the street, built in wardrobe to side.

## BEDROOM FOUR

11' 01" x 6' 11" (3.38m x 2.11m) Window to the rear (N) overlooking the garden, built in wardrobe to side.

## FAMILY BATHROOM

7' 07" x 6' 10" (2.31m x 2.08m) Opaque window to the rear, light grey suite extends to inset bath with tiled surround and shower over, bidet, w.c. and wash basin.

## LANDING (INCLUDING STAIR VOID)

12' 10" x 11' 06" (3.91m x 3.51m) Window to front (S), loft space, airing cupboard, return stairs with wood varnished bannisters to the ground floor.

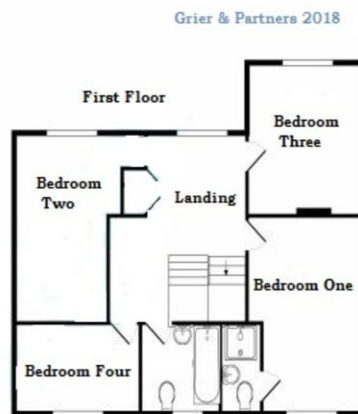
## ENTRANCE HALL

10' 5" x 5' 05" (3.18m x 1.65m) Entrance via opaque glazed door and panel from the front storm porch, doors to sitting room and the kitchen/breakfast room.

## SITTING ROOM

27' 04" x 14' 04" (8.33m x 4.37m) Dual aspect room with window to the front and a full eight glazed sliding door to the rear terrace, boiler cupboard to the rear. Split into two distinct areas the sitting area to the front centred around an inset log burning stove, the rear set out as a dining area overlooking the rear garden, door to:





#### REAR HALL

27' 04" x 14' 04" (8.33m x 4.37m) Ample hanging space and sliding door to CLOAKROOM opaque window to the rear, tiled walls to waist height, w.c and hand basin to side.

#### KITCHEN/BREAKFAST ROOM

17' 02" x 11' 07" (5.23m x 3.53m) Dual aspect with window to the rear and side. Range of wooden fronted wall and base units to three sides, provide space for the washing machine, dish washer and under counter fridge, built in eye level double oven. Work surface to three sides provides space for preparation and the inset sink drainer, four ring gas hob and extractor over. Door through to the : **SNUG** 12' 7" x 10' 9" (3.84m x 3.28m) Windows dual aspect to the front and side. Feature open fireplace.

#### OUTSIDE

To the REAR, the garden extends from the back of the house, laid to lawn and block paved to the side in front of the garage providing ample parking and turning space. The raised terrace enjoys a sunny aspect and is surrounded by mature beds, running water feature to the front corner. The rear of the garden is again laid to lawn with a sizeable productive vegetable patch. Well defined fence and hedge boundaries, greenhouse to the rear of the garden.

#### GARAGE

21' 00" x 12' 03" (6.4m x 3.73m) Single up and over door to the front, window the rear and side along with a personal door to the side, power and light connected.

To the FRONT the garden is laid to lawn and slopes down to The Street, well defined boundaries to both sides with a range of mature shrubs and plants within brick built beds. Block paved driveway is cut into the slope of the garden with brick supports, it affords easy access via the west side of the house to the rear parking area and garage.