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Roe Deer Drive, Capel St. Mary,
Suffolk, IP9 2LN
Asking Price £270,000

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- Village Location
- Cul De Sac
- Semi-Detached Property
- Two Bedrooms
- Private Rear Garden
- Off-Road Parking
- Double-Glazing & Gas Central Heating



Situated in the heart of the much sought after village of Capel St Mary and positioned on a new build development sits this very nicely presented two-bedroom semi-detached property. The property itself is tucked away at the bottom of a cul de sac in a quiet position on the development. The property benefits from gas central heating, double-glazing, a private low maintenance rear garden with newly laid patio and artificial grass and off-road parking for two vehicles on a

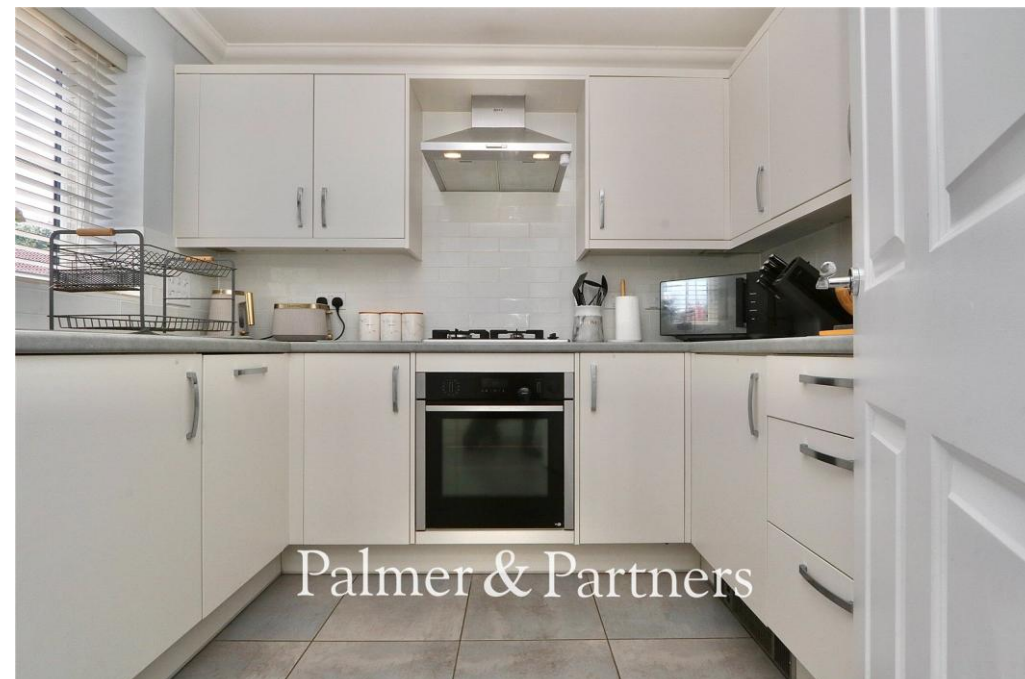
gravel driveway to the front. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises downstairs cloakroom, modern fitted kitchen, lounge/diner to the ground floor whilst to the first floor are two bedrooms and a family bathroom.

Communal Charges £130 per annum

Capel St. Mary is about 2 miles from Dedham Vale, which is a

designated Area of Outstanding Natural Beauty, and 6 miles from Ipswich which is served by a wide range of local amenities including shops, hospital, theatre, parks, recreational facilities and train station providing direct links to London Liverpool Station. Capel St Mary's amenities include a Village Hall, three churches, petrol station, restaurant, library, Co-op store, a bakery, hairdresser, newsagent, Post Office, Doctors surgery with pharmacy, Dentist surgery, and Garden Centre.

There is a large playing field which hosts football pitches, tennis courts, a cricket ground and a bowling green. There is also a children's playground at the same site. The village has a primary school with the nearest high school being in East Bergholt and Suffolk One College in Ipswich. Capel St Mary sits next to the A12 road which links the village to Ipswich and Colchester and there is a regular bus service to both towns from Capel St. Mary.



Manningtree train station provides rail links to Colchester and London.

Outside – Front: Patio area with flowerbed and shrub borders and shingled driveway providing off-road parking for two vehicles.

Front Door: Into:

Entrance Hall: Tiled floor, radiator and stairs up to the first floor.

Downstairs Cloakroom: Frosted double-glazed window to the side aspect. Two-piece suite

comprising wc and handwash basin with tiled splashback and radiator.

Kitchen: 9'8" x 7'6" (2.95m x 2.29m) Double-glazed window to the front aspect, tiled floor, tiled splashbacks, fitted with a matching range of eye and base level units with worktops, sink and drainer, integrated larder fridge freezer, integrated dishwasher, integrated gas hob, integrated oven and extractor.

Lounge/Dining Room: 14'10" max x 11'8" (4.52m max x 3.56m) Door to the rear garden, double-

glazed window to the rear aspect, radiator and understairs storage cupboard.

Landing: Loft access, radiator and airing cupboard.

Master Bedroom: 12'4" (3.76) max x 10'8" (3.25) max Double-glazed window to the rear aspect, built-in wardrobe and radiator.

Bedroom Two: 10'9" x 7'2" (3.28m x 2.18m) Double-glazed window to the front aspect and radiator.

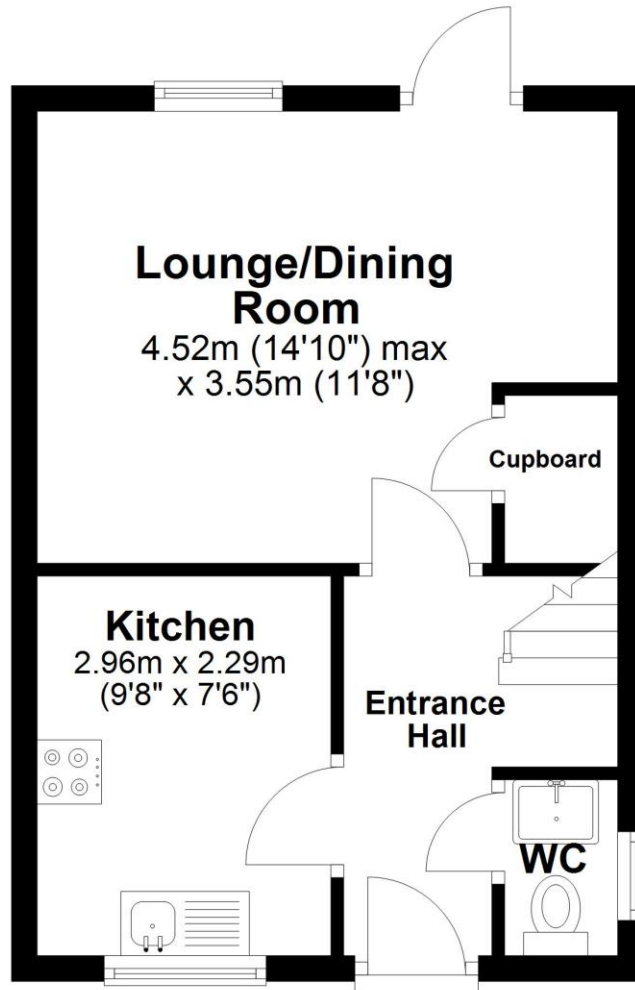
Bathroom: Double-glazed window to the front aspect. Three-piece suite comprising

panel enclosed bath with shower over and shower screen, wc and hand wash basin, radiator and part tiled walls.

Outside – Rear: The good-sized private rear garden has two patio areas, one of the property the other to the rear, there is also a newly artificial turfed area, outside power and outside tap. Side gate offering access to the front.

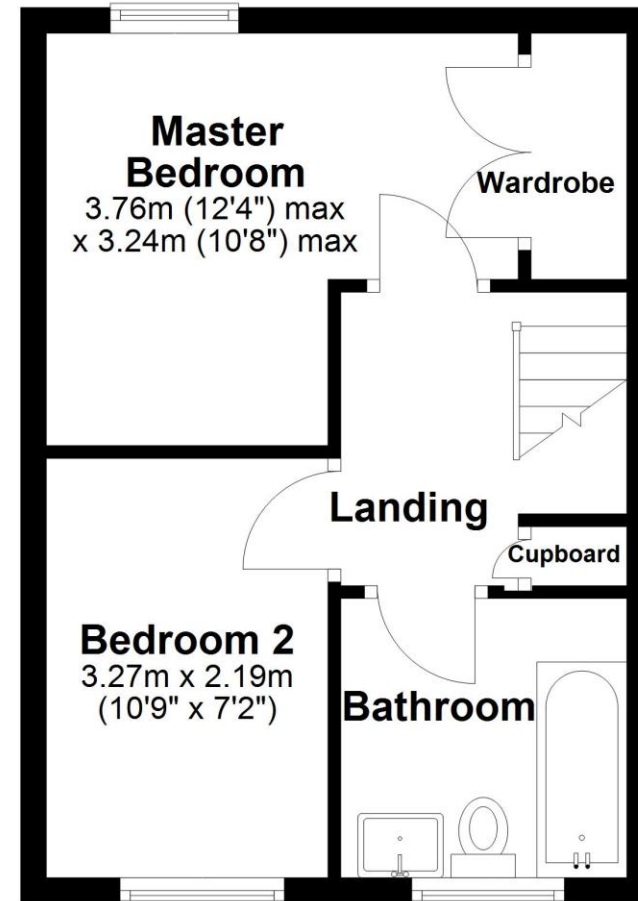
Ground Floor

Approx. 29.6 sq. metres (318.2 sq. feet)



First Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



Total area: approx. 59.3 sq. metres (638.3 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: B



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