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Chapel Close, Capel St. Mary,
Suffolk, IP9 2ES
Guide Price £425,000 to £450,000

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- Semi-Detached House
- Four Bedrooms
- Sitting Room with Log Burner
- Spacious Kitchen/Dining Room
- Utility Room
- Ground Floor Wet Room
- First Floor Family Bathroom
- Off-Road Parking & Garage
- Good Size Rear Garden
- Ultrafast Broadband



This well-presented four-bedroom semi-detached home is located in the highly sought-after village of Capel St Mary, offering convenient access to the A14 commuter route. The property features a generous rear garden, ample off-road parking, a garage, double glazing, gas central heating, and ultrafast broadband.

As agents, we strongly recommend an early internal inspection to appreciate the standard of accommodation on offer, which comprises: entrance hall, sitting room opening through to the

kitchen/dining room, utility room, ground-floor wet room, first-floor landing, four bedrooms, and a family bathroom.

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: The garden is laid to lawn, a shingle driveway provides off-road parking, and there is access to the garage.

Garage: 16'8" x 8'2" (5.08m x 2.5m) Double doors provide vehicular access, a pedestrian door opens into the utility room, there is a wall-mounted Worcester combi boiler, and power and light is connected.



Entrance Hall: 14' x 6' (4.27m x 1.83m) Radiator, staircase to the first floor, understairs cupboard, and doors to the sitting room and kitchen / dining room.

Sitting Room: 12'5" x 12'3" (3.78m x 3.73m) Window to the front aspect, radiator, log burner, and opening through to:

Kitchen / Dining Room: 18'9" x 18'9" (5.72m x 5.72m) Fitted with a range of modern eye and base level units, roll edge work surfaces, stainless steel sink and drainer, space for a range style cooker with built-in extractor hood over, space for a fridge freezer, peninsular island

incorporating a breakfast bar with storage beneath, window to the rear aspect, two Velux windows, French doors opening out to the rear garden, and door through to:

Utility Room: 11'4" x 7'5" (3.45m x 2.26m) Window to the side aspect, space for a washing machine and tumble dryer, door opening out to the rear garden, and doors to the wet room and garage.

Wet Room: 6'2" x 4'3" (1.88m x 1.3m) Wall-mounted shower, low-level WC, hand wash basin, tiled walls, and opaque window to the side aspect.



First Floor Landing: Doors to the bedrooms and bathroom.

Bedroom One: 11'7" x 10'5" (3.53m x 3.18m) Window to the front aspect, radiator, and built-in wardrobe.

Bedroom Two: 12'1" x 12'1" (3.68m x 3.68m) Window to the rear aspect, radiator, and built-in wardrobes.

Bedroom Three: 11' x 7'9" (3.35m x 2.36m) Windows to the front and rear aspects and radiator.

Bedroom Four: 8'3" x 7'11" (2.51m x 2.41m) Window to the front aspect and built-in wardrobes.

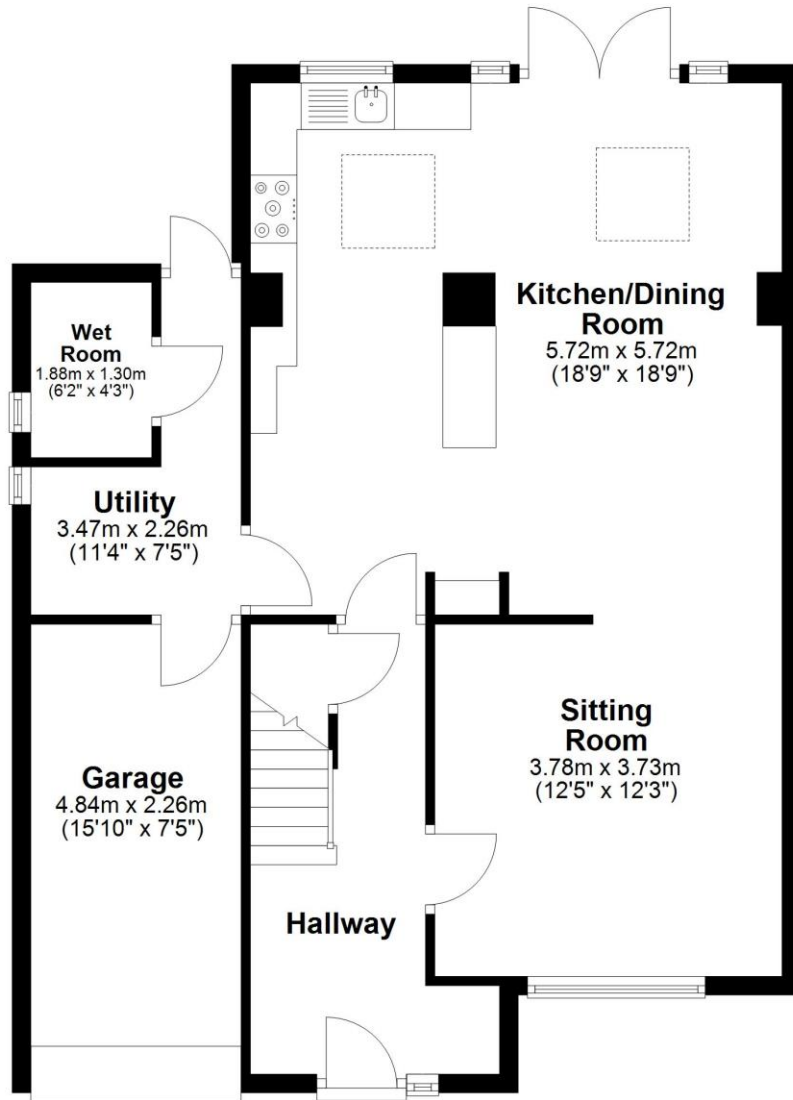
Family Bathroom: 8'5" x 5'4" (2.57m x 1.63m) A three-piece suite comprising bath with shower over

and shower screen, low-level WC and vanity hand wash basin with storage beneath; and a heated towel rail, tiled walls and floor, and opaque window to the rear aspect.

Outside - Rear: The garden is predominantly laid to lawn with decked and patio seating areas, flowerbeds, two sheds, and the garden is enclosed by fencing.

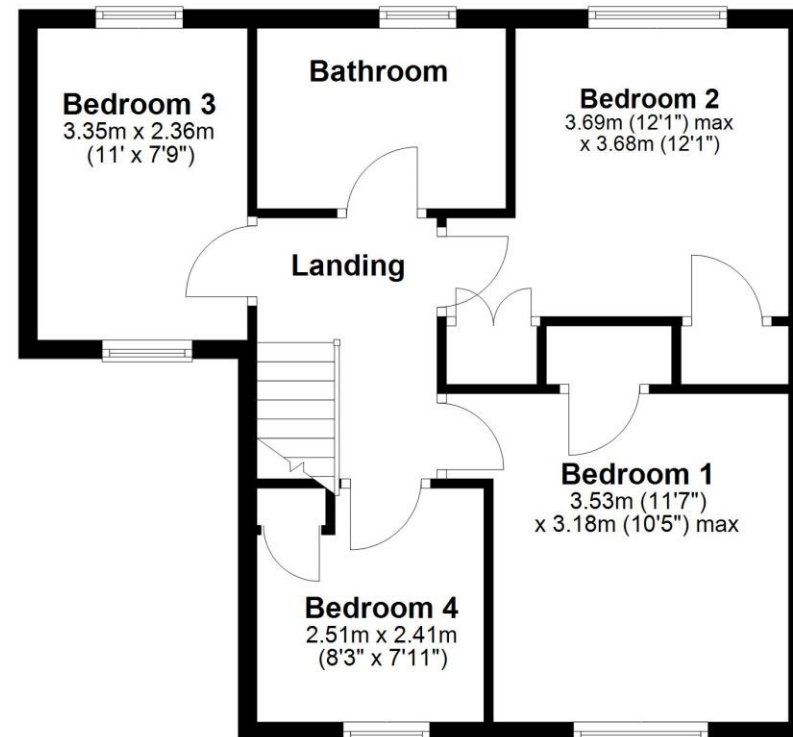
Ground Floor

Approx. 77.8 sq. metres (836.9 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 127.9 sq. metres (1376.5 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

4 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: C



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