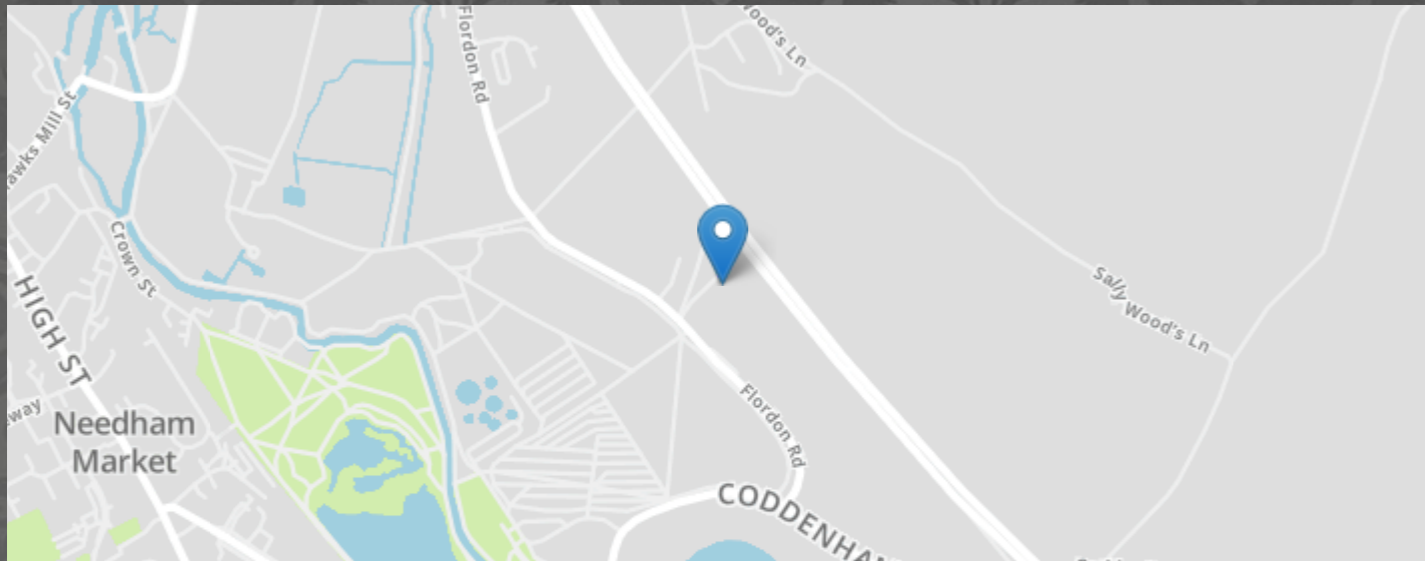


Flordon Road, Creting St Mary, Ipswich



MARKS & MANN



- LARGE GARDENS TO FRONT, REAR AND SIDE
- DESIRABLE VILLAGE LOCATION
- POTENTIAL TO EXTEND (STP)
- DETACHED 3 BEDROOM BUNGALOW
- SWIMMING POOL
- TRIPLE GARAGE
- CONSERVATORY
- TWO RECEPTION ROOMS

### Flordon Road, Creting St Mary, Ipswich

Marks and Mann are pleased to present this THREE BEDROOM DETACHED bungalow located on a private drive in Creting St Mary. The property sits on 1/2 acre of land and has the benefit of having a triple garage and swimming pool. The bungalow has the potential to be extended subject to planning and has had a staircase added for access into the attic which could also be used as a fourth bedroom subject to planning. This is a rare opportunity and we would recommend viewing to appreciate all this property has to offer.

MARKS & MANN

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**£525,000 Offers in Excess of**

# Flordon Road, Creeting St Mary, Ipswich

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## Main bedroom

3.39m x 4.23m (11' 1" x 13' 11") The main bedroom is a large double, there is currently fitted wardrobes and an en-suite. The en-suite is fitted with a WC, shower and wash basin. This room has fitted carpets and overlooks the rear garden.

## Bedroom two

3.02m x 3.77m (9' 11" x 12' 4") Another good size double room with fitted storage space, this overlooks the front garden and offers a large double glazed window.

## Bedroom Three

3.03m x 3.52m (9' 11" x 11' 7") This room would be a fantastic at home office, there is currently fitted shelves and a desk and has fitted wardrobes to the side. There is currently a single bed, but if the fitted items were removed this would provide space for a double bed.

## Dining Room

2.71m x 3.32m (8' 11" x 10' 11") With dual aspect windows this room is filled with natural light. There are fitted carpets and neutral décor. The room is well presented and could be used as a further bedroom, office space, nursery or play room.

## Kitchen

3.04m x 6.42m (10' 0" x 21' 1") Spacious kitchen with fitted floor and overhead units. There is an integrated oven and grill, there is an electric hob top with overhead extractor fan. There is an integrated fridge/freezer which will remain in the property along with the freestanding washing machine and dishwasher. The kitchen has the benefit of having a generous sized pantry and the boiler is located in the store room at the end of the kitchen. There is fitted modern flooring and freestanding white goods.

## Living Room

5.21m x 4.25m (17' 1" x 13' 11") Well presented with fitted carpets and neutral colour decor. There is a featured fireplace with mantelpiece. The room is filled with natural light and the large double glazed window offers a view of the front of the property. There is a door to access the side of the property which leads to the spacious side garden.

## Conservatory

4.91m x 3.36m (16' 1" x 11' 0") A fantastic place to sit whilst overlooking the generously sized garden. This room has two access points into the garden and has two walls fitted with large windows giving a dual aspect view outside.

## Pool Room

5.39m x 8.34m (17' 8" x 27' 4") Under ground built in swimming pool with outbuilding. The pool has a ladder attached for access. This is a great place to relax with brick flooring surrounding for seating or loungers. The pool room also has the benefit of having a private shower cubicle and changing area.

## Garden

The garden sits at 1/2 acre with an opportunity to further landscape. There is currently a range of outhouses, sheds and greenhouses available and a small play area that can be removed. There is a decking area which offers space for seating. The grounds behind the pool outbuilding has recently been rotavated offering an opportunity to potentially add a ground source heat pump system if desired. The oil tank is located to the side of the property behind a trellis, keeping the tank discreet but accessible.

## Attic Room

3.56m x 6.54m (11' 8" x 21' 5") This space provides a great opportunity to be converted into a fourth bedroom (subject to planning permission). There are built in staircase leading up to the spacious attic room, which has laid flooring and fitted side units. There is a window overlooking the side of the property which provides natural light to flow through.

## Porch

2.47m x 1.66m (8' 1" x 5' 5")

## Double Length Garage

3.98m x 9.73m (13' 1" x 31' 11") Double length garage, fitted workshop. There is currently a pool table which can be left.

## Garage

2.88m x 5.47m (9' 5" x 17' 11") 2.88m x 5.47m (9' 5" x 17' 11") Single use garage with electric points

## Directions

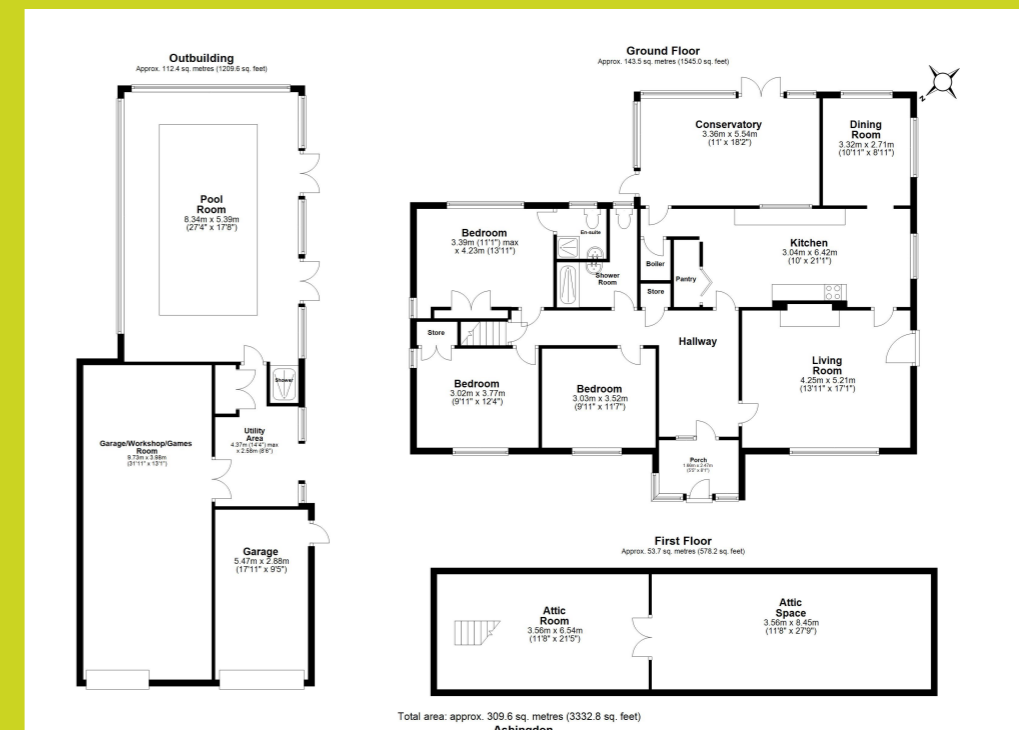
Using a SatNav, please use IP6 8NH as the point of destination. The property sits on a private driveway, full details will be provided.

## Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	