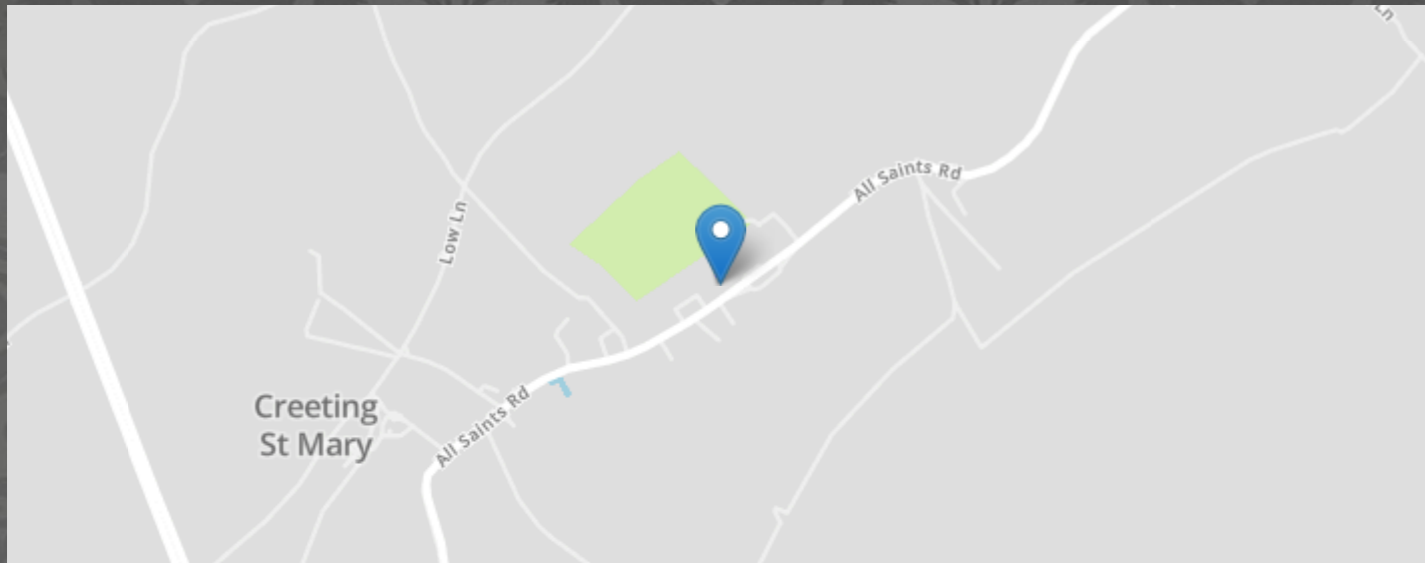


All Saints Road, Creeting St Mary, Creeting St Mary, Ipswich



MARKS & MANN



- POTENTIAL ANNEXE
- EASY ACCESS TO A14/A140
- DEBENHAM HIGH SCHOOL CATCHMENT
- BACKING ONTO FIELDS
- CLOSE TO NEEDHAM MARKET TOWN

- AMPLE OFF ROAD PARKING
- LARGE 100FT REAR GARDEN
- VILLAGE PRIMARY SCHOOL
- WELL KEPT AND WELL PRESENTED
- FIVE BEDROOM

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Introduced to the market for sale is a rare opportunity to acquire this five bedroom link-detached family home. Nestled within the sought after village of Creeting St Mary the property sits in an idyllic location and is conveniently positioned close within walking distance of the village hall, Creeting St Mary primary school, a short drive from Needham market which offers a wealth of amenities.

Internally the property benefits from but not limited to, on the ground floor: Porch, entrance hall, living room, kitchen/diner and In addition to the main building there is also annexe style conversion which benefits from, a hallway, shower room, bedroom five and reception room. To the first floor: Landing, bedroom one which features a built in wardrobe and En-suite, bedroom two which features built in wardrobes, bedroom three, bedroom four which contains a built in cupboard and the family bathroom which has been fitted within the last two years. Externally the property benefits from off road parking for multiple vehicles to the front aspect and an ample enclosed rear garden which features patio space, lawn, and multiple outbuildings including a large workshop with lighting and electric sockets plus a storage shed. There is also a summer house with electric, a bar area and undercover outside part for all weather entertaining.

The garage conversion offers a separate self contained annexe including a shower room, a double bedroom and living space with door opening to the rear garden. There is also a handy utility room with space for multiple appliances.

The property has certainly made a magnificent family home and has been upgraded with love over the course of ownership but is now ready for new owners to come in and make it their own.

Call now to register your interest and arrange a private first hand viewing.

£489,995 Guide Price

MARKS & MANN

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Porch

Front door, double glazed window to front aspect.

Entrance hall

Front door, radiator.

Living room

4.57 x 6.28 max (14'11" x 20'7" max)
Double glazed window to front aspect, log burner, radiator.

Play room/study

3.55 x 3.18 (11'7" x 10'5")
Double glazed window to side aspect, double glazed patio doors to rear aspect, radiator.

Kitchen

3.60 x 3.14 (11'9" x 10'3")
Double glazed window to rear, sink/draining board, space for dishwasher, integrated under counter fridge, extractor hood, ceiling spotlights.

Dining room

4.00 x 2.65 (13'1" x 8'8")
Under stairs cupboard, ceiling spotlights, radiator.

Hallway

Velux window, radiator

Reception room

3.60 x 3.52 (11'9" x 11'6")
Double glazed window rear aspect, door to rear aspect, ceiling spotlights, wall mounted light fitting/S x2, radiator.

Utility/laundry room

2.44 x 1.42 (8'0" x 4'7")
Radiator, space for appliances.

Bedroom five

4.73 x 2.32 (15'6" x 7'7")
Double glazed window to front aspect, radiator.

Shower room

Electric shower, basin, low level WC, extractor fan, heated towel rail.

Landing

Double glazed window to side aspect.

Bedroom one

3.63 x 3.13 (11'10" x 10'3")
Double glazed window to rear aspect, built in wardrobe with light, radiator.

En-suite

Double glazed window to side aspect, basin, low level WC, shower, heated towel rail, extractor fan ceiling spotlights.

Bedroom two

3.81 x 2.72 (12'5" x 8'11")
Double glazed window to front aspect, built in mirrored wardrobes, built in cupboard, radiator.

Bedroom three

2.97 x 2.38 (9'8" x 7'9")
Double glazed window to rear aspect, radiator.

Bedroom four

2.82 x 2.15 (9'3" x 7'0")
Double glazed window to front aspect, built in cupboard, water tank, radiator, loft hatch.

Bathroom

Double glazed window to side aspect, bath, shower over, basin, low level WC, extractor fan, heated towel rail, ceiling spotlights, inset mirror.

Garden

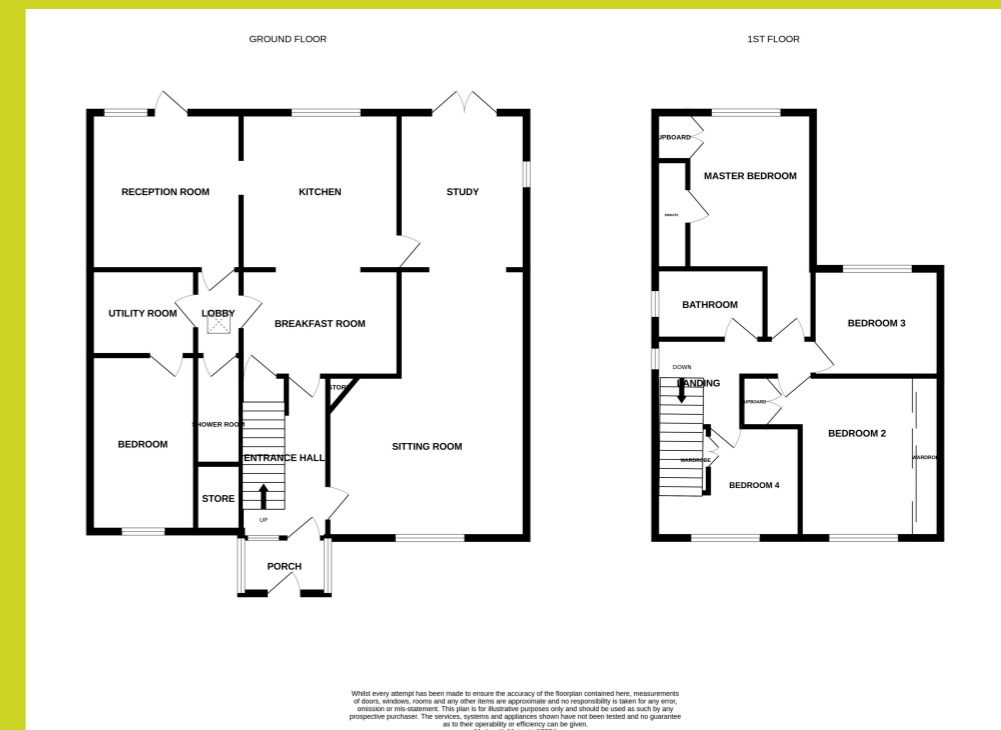
Approx: 100ft in length, lawn, pergola, storage shed, workshop (with power and light connected), summer house (with power connected, and bar area), enclosed Avery, pond, outside tap, electric sockets.

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Council Tax Band
At the time of writing the council tax band for this property is band E.



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

