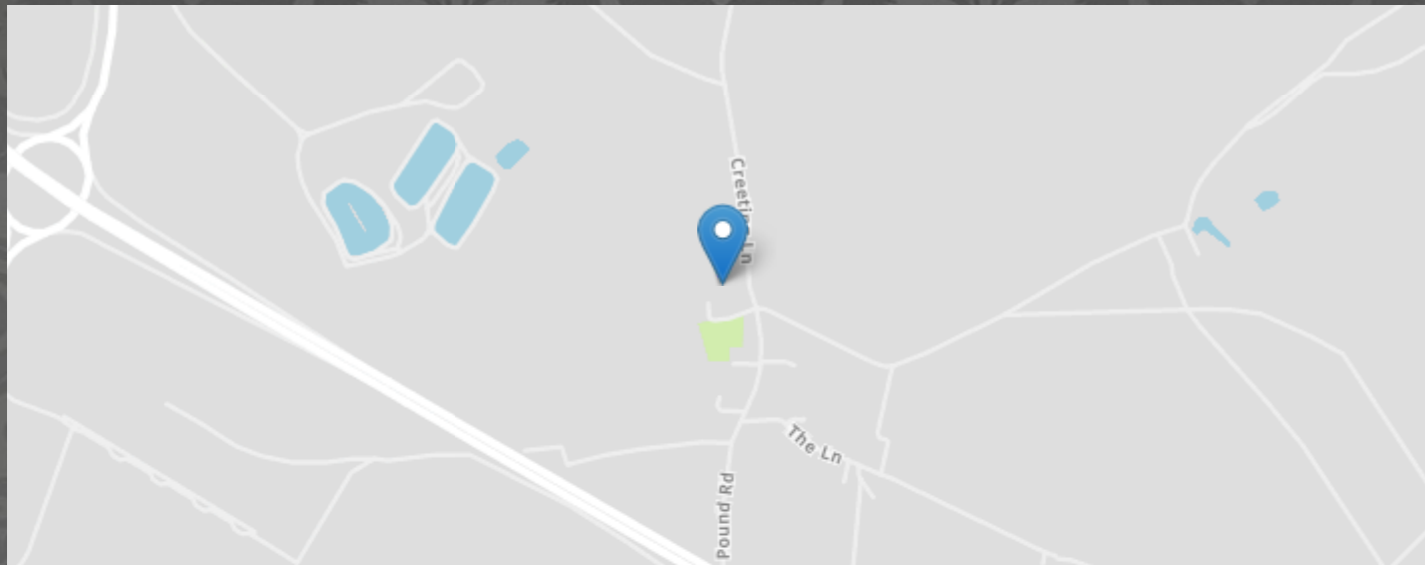


Highfield, Creting St Peter, Ipswich



- EXTENDED
- OPEN PLAN LOUNGE / DINER & KITCHEN AREA
- LARGE DRIVEWAY
- SUMMER HOUSE POTENTIAL IN GARDEN
- FIELD VIEWS TO THE FRONT, REAR & SIDE
- 4/5 BEDROOMS
- LARGE REAR GARDEN
- LOG BURNER IN LIVING ROOM

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MARKS & MANN



Highfield, Creting St Peter, Ipswich

Marks and Mann are pleased to present this EXTENDED FOUR/FIVE BEDROOM semi-detached house in the desirable location of Creting St Peter. With surrounding field views and a generous size garden, ample off road parking, extended porch and rear of property. The house benefits having a good size open plan living, kitchen and dining area and plenty of natural light throughout. There are four bedrooms on the first floor and a study/play room with potential use for bedroom on the ground floor. Utility area with WC, family bathroom and plenty of storage throughout. New doors internally.

£400,000 Offers in Excess of

Highfield, Creting St Peter, Ipswich

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Living Room

4.36m x 5.03m (14' 4" x 16' 6") Modern living room with log burner feature, partly oak wood flooring and partly slate tiled, spotlights throughout and a dual aspect view. Plenty of storage available with fitted shelves and cupboard space.

Kitchen / Dining

3.64m MAX x 7.18m (11' 11" MAX x 23' 7") Wonderfully presented open plan kitchen / diner, as part of the rear extension providing a large amount of floor space. Half vaulted ceiling feature in the dining area providing a high ceilings and plenty of space, there are double glazed French doors leading to the patio area. Oak wood flooring throughout, spotlights and featured lights. The kitchen has fitted floor units with solid oak worktops, freestanding oven with overhead extractor fan, the gas hob top is connected underground to LPG gas bottles located at the rear of the property. The kitchen features a farmhouse ceramic sink overlooking the large garden.

Utility

Utility area and WC. Partly tiled walls from floor to ceiling, double glazed side window, fitted flooring. Plumbing for washing machine and tumble dryer, worktops with wash basin. Boiler is also located in here.

Play Room / Study

2.99m x 2.82m (9' 10" x 9' 3") Good size play room or study, could also be used as a fifth bedroom if a door was added, double glazed window overlooking the front of the property with field views. Wood panelling on one feature wall with pops of colour throughout. Large fitted floor tiles, radiator, access to the entrance hall and hall into utility and living room.

Bedroom One

3.07m x 3.33m (10' 1" x 10' 11") Spacious double bedroom with potential to add fitted wardrobes, this provides a fantastic view of the garden and field views. Unique fitted flooring and neutral décor.

Bedroom Two

2.83m x 3.19m (9' 3" x 10' 6") Well presented and modern double bedroom with fitted wardrobes and shelving. Painted oak wood flooring, spotlights and feature lights, neutral décor and double glazed window with radiator.

Bedroom Three

2.41m x 2.87m (7' 11" x 9' 5") Good size double bedroom with fitted mirrored wardrobes, double glazed window with field views over the front of the property. Painted oak wood flooring, neutral décor and radiator.

Study/Bedroom

1.94m x 2.55m (6' 4" x 8' 4") Currently being used as a study but has been used for a single bedroom previously. Double glazed window overlooking the side of the property, radiator and built in storage cupboard.

Bathroom

2.09m x 2.31m (6' 10" x 7' 7") Bright and light with three piece suite to include bath with overhead shower, WC and wash basin. Wood panelling to the left wall and floor to ceiling fitted ceiling on surrounding walls. Modern and unique fitted flooring.

Outside

Front;
Large shingle driveway to allow for up to six cars, very well presented exterior with hedges to the right side and fence to the left. Extended porch with new cottage feel door, side access into the garden. New guttering and fascias.
Rear;
100ft Garden with large patio area for seating, double French doors into the dining room, large laid to lawn area providing multiple options for further landscaping, field views surrounding, three garden sheds, greenhouse and raised vegetable patches. Area at the rear of the garden with potential for further patio or a summerhouse.

Important Information

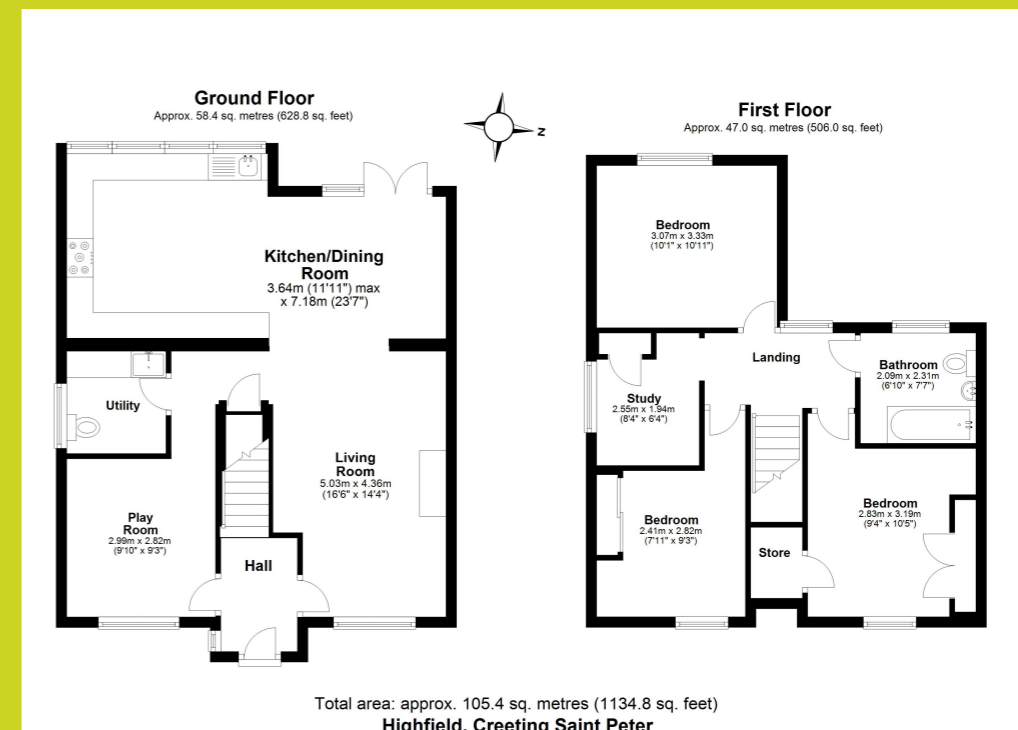
Tenure – Freehold.
Services – We understand that the property has oil fired heating, mains electricity, water and drainage. There is LPG gas bottles for the gas hob.
Council tax band - C
EPC rating - D

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.

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.



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		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	