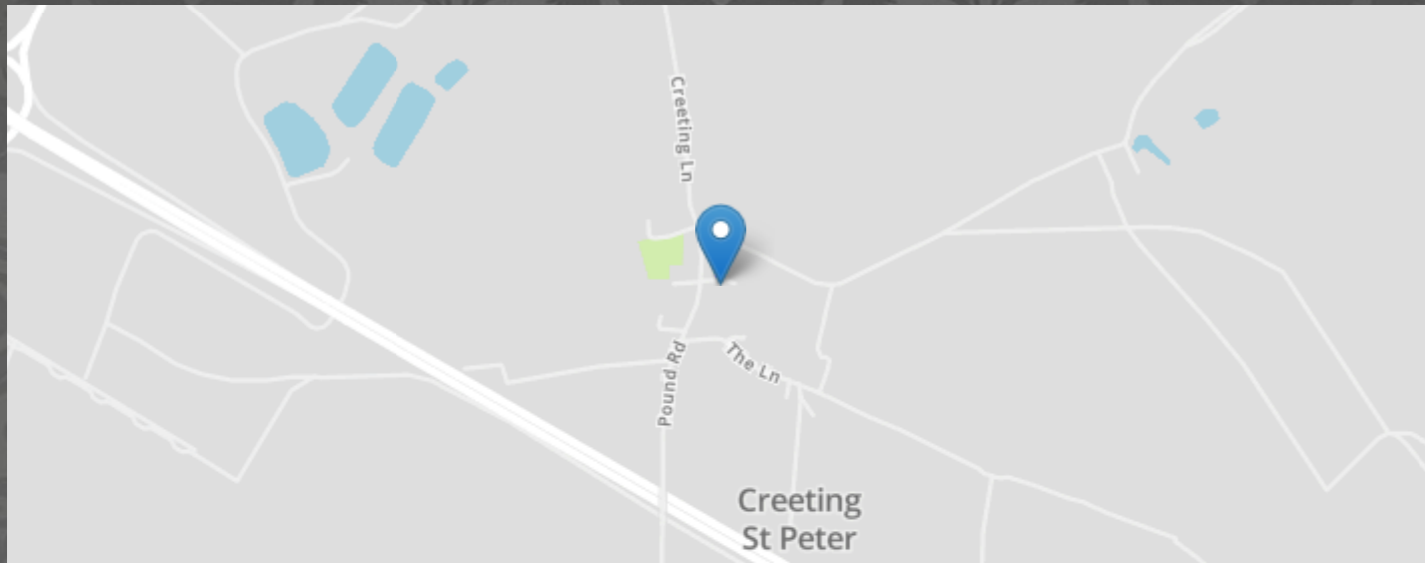


Creting St Peter, Ipswich



- GROUND FLOOR SHOWER & FIRST FLOOR FAMILY BATHROOM
- MODERN INTEGRATED KITCHEN
- GARAGE AND OFF STREET PARKING
- SOUGHT AFTER VILLAGE OF CREETING ST. PETER
- THREE BEDROOM DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- LANDSCAPED SOUTH EAST FACING REAR GARDEN
- DOUBLE GLAZING & OIL CENTRAL HEATING

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Creting St Peter, Ipswich

PROPERTY WONT LAST LONG, EARLY IN PERSON VIEWING RECOMENDED. This stunning, three double bedroom, detached property in the highly sought after village of Creting St. Peter has a lot to offer; from its modern interior to its fully integrated kitchen, it combines modern luxury with a rural setting. Boasting generously sized rooms throughout as well as a ground floor shower room, garage, landscaped rear garden and off street parking for up to four vehicles with the potential for more, this property could be your perfect family home.

£375,000 Offers in Excess of

Creting St Peter, Ipswich

Creting St Peter, Ipswich

Front Garden

The right side of the front has a half concrete half shingle driveway with space for up to four vehicles leading up to the front door and garage. The left side is laid to lawn with flowerbeds on each side.

Hallway

Skimmed ceiling, spotlighting, radiator, carpeted stairs leading to first floor, rear aspect UPVC double glazed window, front door and wood effect flooring.

Lounge

5.83m x 3.92m (19' 2" x 12' 10")
Skimmed ceiling, spotlighting, front aspect UPVC double glazed window, radiator, feature fireplace and wood effect flooring.

Kitchen

4.00m x 3.70m (13' 1" x 12' 2")
Skimmed ceiling, spotlighting, rear aspect UPVC double glazed window, rear aspect back door, radiator and wood effect flooring. Kitchen consists of a range of base and eye level units with integrated sink drainer, fridge freezer, washing machine, tumble dryer, electric oven, electric hob and extraction unit, it also houses both the boiler and the water softener.

Ground Floor Shower Room

2.63m x 1.25m (8' 8" x 4' 1")
Three piece shower room with skimmed ceiling, spotlighting, floor to ceiling tiling, heated towel rack, under sink storage and tiled flooring.

Landing

Skimmed ceiling, overhead lighting, access to loft via hatch, side aspect UPVC double glazed window and carpeted flooring.

Bedroom one

3.74m x 3.25m (12' 3" x 10' 8")
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

Bedroom two

3.90m x 3.16m (12' 10" x 10' 4")
Skimmed ceiling, overhead lighting, rear aspect UPVC double glazed window, fitted wardrobes, radiator and carpeted flooring.

Bedroom three

3.80m x 2.60m (12' 6" x 8' 6")
Skimmed ceiling, overhead lighting, front aspect UPVC double glazed window, radiator and carpeted flooring.

Bathroom

2.70m x 1.63m (8' 10" x 5' 4")
Four piece family bathroom with skimmed ceiling, spotlighting, rear aspect UPVC double glazed obscured window, heated towel rack, under sink storage unit, floor to ceiling tiling and laminate flooring.

Rear Garden

South easterly facing rear garden with two patio areas, one at the front of the garden attached to the house and the second at the rear of the garden, connected by a paved pathway. flower beds surround the perimeter of the garden with the remainder laid with AstroTurf. There is also a wooden shed to remain and the oil tank for the heating system.

Garage

5.53m x 2.93m (18' 2" x 9' 7")
Single garage with an up and over garage door, electric and lighting.

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

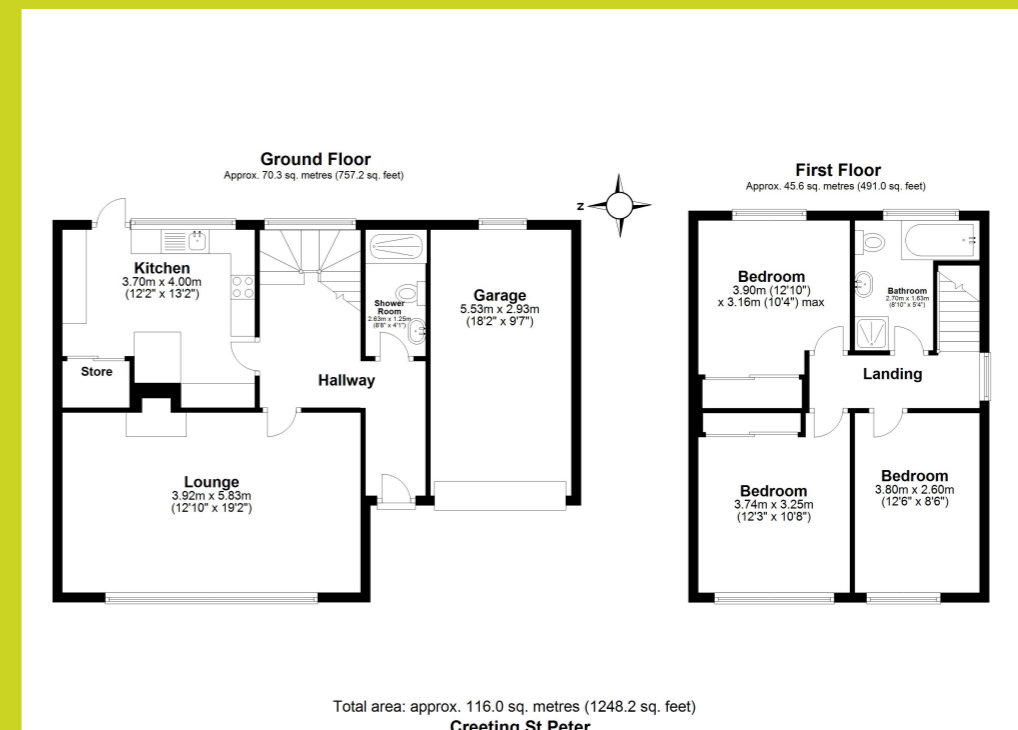
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band D



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

