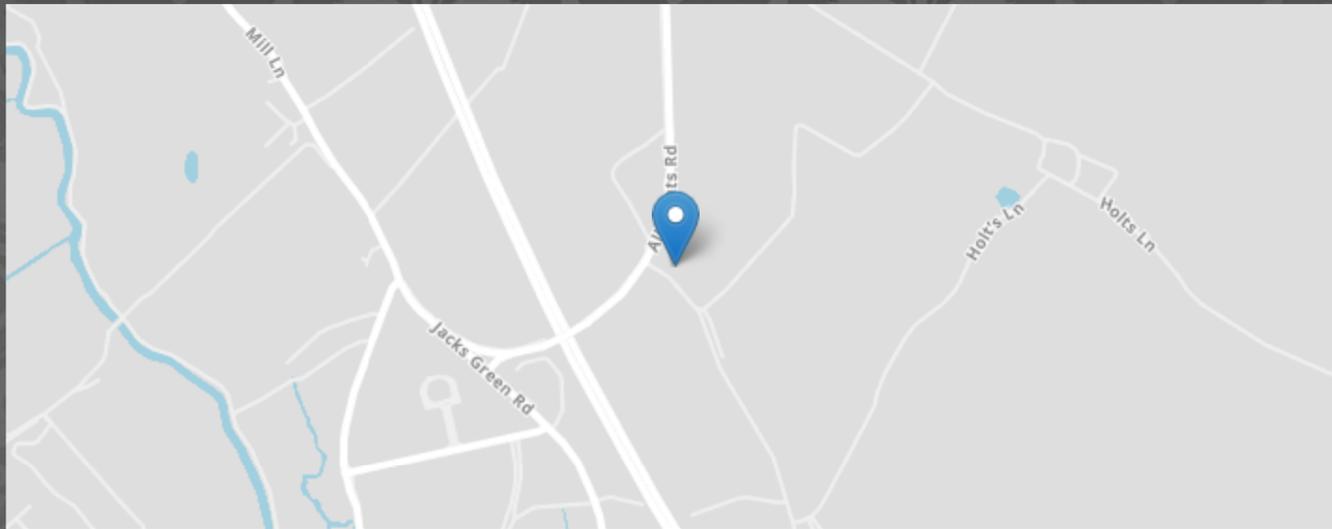


Creting St Mary, Ipswich



- SEMI-DETACHED THATCHED COTTAGE
- OPEN PLAN KITCHEN / LIVING / DINING ROOM
- LOG BURNER
- DOUBLE VANITY
- OFF ROAD PARKING FOR TWO VEHICLES

- EXTENDED ACCOMMODATION (APPROX. 6 YEARS AGO)
- ELECTRIC UNDERFLOOR HEATING TO LIVING AREA
- FEATURE FIREPLACE TO BEDROOM
- OPEN FIELD VIEWS
- BATHROOM AND SHOWER ROOM

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MARKS & MANN



Creting St Mary, Ipswich

A charming and beautifully extended SEMI-DETACHED THATCHED COTTAGE enjoying OPEN FIELD VIEWS TO THE REAR and a wonderful blend of character and contemporary living. The property has been thoughtfully EXTENDED (APPROX. 6 YEARS AGO) to create a bright and spacious OPEN PLAN KITCHEN / LIVING / DINING ROOM with ELECTRIC UNDERFLOOR HEATING and a log burner, forming the true heart of the home. A separate utility and modern bathroom enhance practicality, while the original cottage retains period charm including exposed beams and a feature fireplace to one of the bedrooms. Externally, the gardens WRAP FROM THE FRONT AROUND TO THE REAR, are mainly laid to lawn and back directly onto countryside. A shingled driveway provides OFF ROAD PARKING FOR TWO VEHICLES, and there is an OUTBUILDING / SHED for additional storage. A rare opportunity to secure a character cottage with modern comfort and countryside views.

£375,000 Offers in Excess of

Creeting St Mary, Ipswich

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ENTRANCE HALL

A welcoming entrance to the side of the property providing access into the extended living accommodation and inner hallway. Space for hanging coats and storing shoes.

OPEN PLAN KITCHEN/DINER/LIVING

An impressive and thoughtfully designed space forming the true heart of the home.

The extension (completed approximately six years ago) has transformed the property, creating a contemporary open-plan layout that blends seamlessly with the original cottage. Natural light flows through multiple windows and roof glazing, enhancing the sense of space.

The kitchen area is fitted with a range of modern base and wall units with wooden work surfaces, inset sink and drainer, integrated cooking appliances and space for further white goods. There is ample worktop preparation space and practical storage throughout.

The dining area comfortably accommodates a family-sized table, ideal for entertaining or everyday living.

The living area is beautifully arranged around a log burner, creating a cosy focal point during winter months. The space benefits from ELECTRIC UNDERFLOOR HEATING, providing consistent warmth and comfort. The layout allows for flexible furniture positioning and enjoys pleasant outlooks over the garden.

This room perfectly balances contemporary design with cottage warmth.

UTILITY ROOM

A highly practical and well-sized utility space offering additional storage and worktop area. Fitted with plumbing and space for washing machine and tumble dryer, with room for further appliances or shelving.

This separate utility keeps laundry and household tasks discreetly away from the main living space, enhancing functionality for modern family life. Access to the rear garden through the side door.

BATHROOM

A contemporary bathroom forming part of the newer extension, finished with modern tiling and flooring for a clean and stylish feel. The suite comprises a panelled bath with shower over, low-level WC and a double vanity with twin basins - ideal for everyday practicality and smooth morning routines. Natural light enhances the space, and the proportions allow comfortable use for family living.

SHOWER ROOM

A separate shower room adds valuable practicality to the property, ideal for family living or guests.

Fitted with a walk-in shower enclosure, low-level WC and wash hand basin, the space is

finished in neutral tones with contemporary tiling. The layout is well-considered and functional, providing additional convenience alongside the main bathroom with double vanity.

BEDROOM ONE

A generous primary bedroom positioned within the original cottage footprint. This room beautifully showcases the property's character, featuring exposed beams and a FEATURE FIREPLACE which provides a charming focal point. The space comfortably accommodates a double or king-sized bed along with freestanding furniture. A warm and peaceful retreat with views over the front of the property.

BEDROOM TWO

A well-proportioned double bedroom enjoying natural light and front of property outlooks. The elongated layout allows flexibility for bedroom furniture or potential use as a guest suite. Neutral décor enhances the sense of space, and the room offers a calm and comfortable setting.

BEDROOM THREE

Currently utilised as a study, this versatile room would equally serve as a bedroom, nursery or home office. Well-sized with pleasant outlooks, this room benefits from the same refreshed internal finishes seen throughout the property, offering flexibility for a variety of lifestyle needs.

OUTSIDE

The gardens are a particular feature of the property, wrapping from the front around to the rear and predominantly laid to lawn.

To the rear, the garden backs directly onto open fields, providing uninterrupted countryside views and a wonderful sense of space and privacy. The plot allows for outdoor dining, entertaining and gardening, while still being manageable. The current owners have an enclosed areas ready for anyone with chickens or small livestock.

There is potential to extend the driveway into the garden if desired, as there is a large laid to lawn side area whilst still providing a generous rear garden. The current vendors have

A shingled driveway to the front provides OFF ROAD PARKING FOR TWO VEHICLES. There is also a useful OUTBUILDING / SHED offering storage for tools, logs or garden equipment.

LOCATION

Sparrow Hall Cottage is positioned in the desirable village of Creeting St Mary, a well-regarded Suffolk village surrounded by open countryside yet conveniently located for commuter access.

The village offers a peaceful rural setting with scenic walks, bridleways and open farmland on the doorstep. Despite its countryside feel, the property is ideally situated

for access to Stowmarket (approximately 5 miles) and Needham Market, both offering a range of shops, supermarkets, schooling and mainline railway stations with direct services to London Liverpool Street.

The A14 is easily accessible, providing links to Ipswich, Bury St Edmunds and Cambridge, making this an excellent location for those seeking rural living without isolation.

The property itself enjoys a particularly attractive position backing directly onto open fields, offering uninterrupted views and a wonderful sense of space and privacy.

IMPORTANT INFORMATION

Tenure – Freehold.
Services – We understand that electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - D

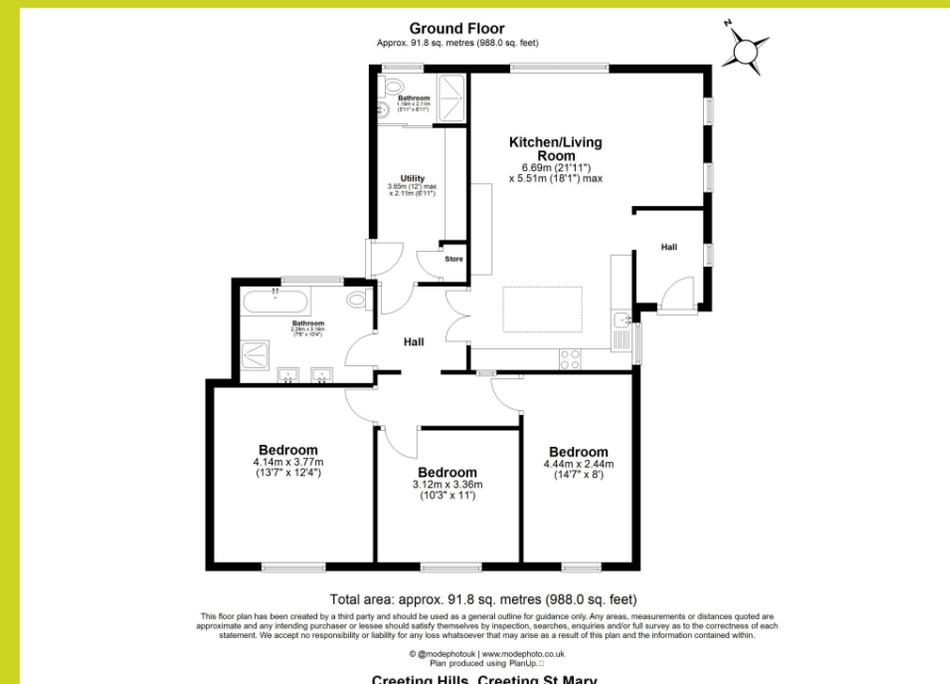
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the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Anti Money Laundering Regulations

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

