

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# MARKS & MANN



## Capel St Mary, Capel St Mary, Ipswich

A stunning three/four bedroom detached family home situated in the ever popular village of Capel St Mary. The property has an impressive design which is complemented by a pleasant garden; entrance hall, sitting/dining room, study/bedroom 4, stunning kitchen/family room with doors to rear overlooking and leading to the garden, principal bedroom with en-suite, two further bedrooms with en-suite shower rooms and generous landing/reading area. Further benefits include; PVC double glazing, gas central heating + under floor heating, off road parking, mature gardens and double garage with the added benefit of a workshop.

**£650,000**

# MARKS & MANN

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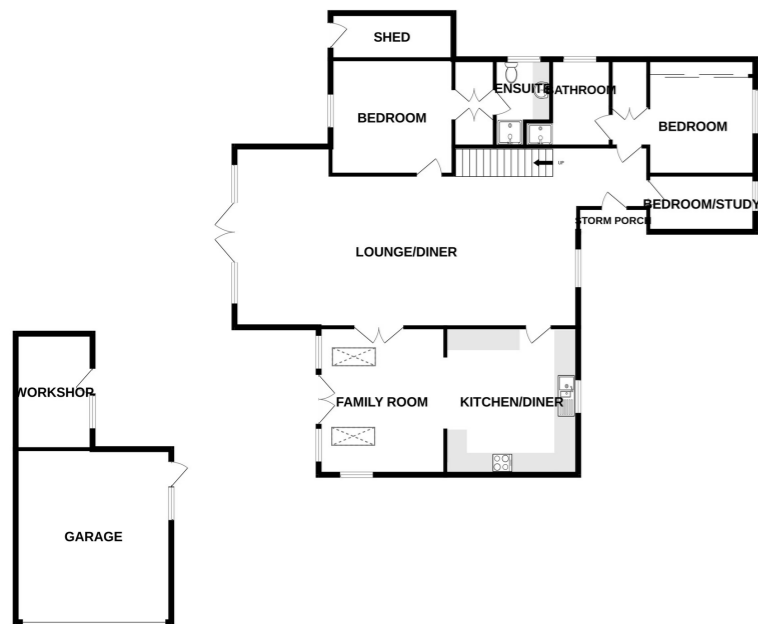
Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)



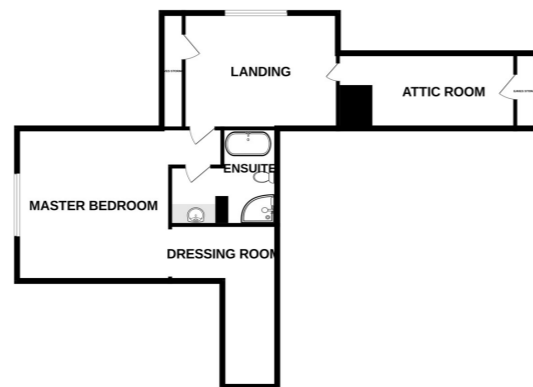




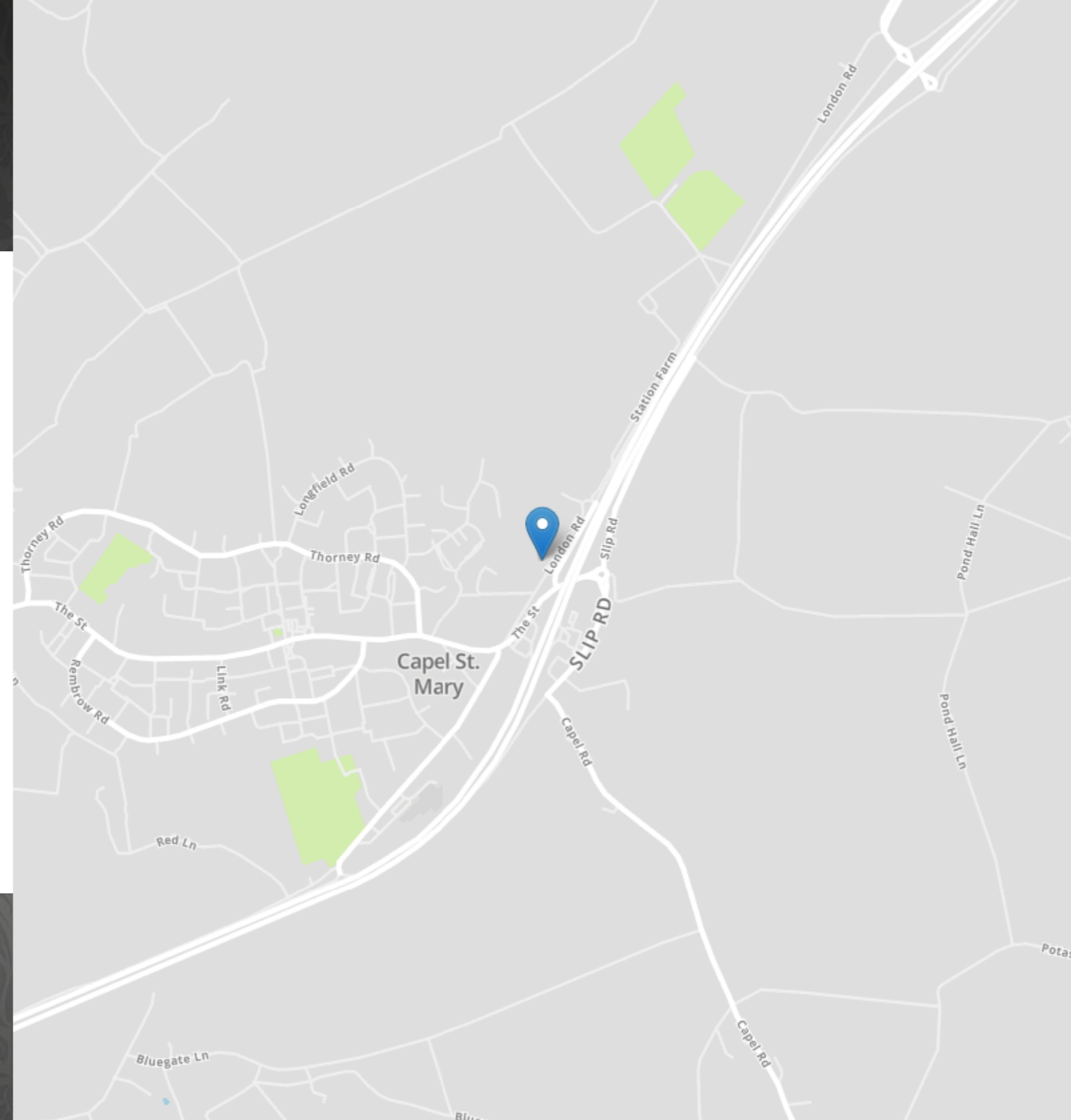
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- CAPEL ST MARY LOCATION
- KITCHEN/FAMILY ROOM
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM
- GARAGE AND OFF ROAD PARKING
- HOME OFFICE/BEDROOM 4
- MATURE GARDEN
- STUNNING SITTING/DINING ROOM
- LOCATED WITHIN REACH OF CONSTABLE COUNTRY

PVC Entrance door into open plan hall area

#### **SITTING/DINING ROOM**

4.453m x 9.635m (14' 7" x 31' 7") Double glazed doors to rear overlooking and leading to the garden, doors to side connecting to the kitchen, giving a delightful flow to the accommodation and making the home ideal for entertaining. Gas log flame effect fire which is a wonderful centrepiece to the space. There is ample room for a dining table and stairs with a feature design rise to the first floor. From the Sitting/Dining room there is access to the Kitchen and Bedroom 3.

#### **KITCHEN**

4.453m x 3.626m (14' 7" x 11' 11") Double glazed window to front aspect with views over the mature front garden. The impressive kitchen has a wide range of floor and wall units with sink drainer unit, integrated washing machine, integrated dishwasher, integrated combination oven, integrated oven, pantry unit, integrated fridge/freezer. High gloss tiling to floor which continues into the family room

#### **FAMILY ROOM**

4.250m x 3.74m (13' 11" x 12' 3") Stunning room with delightful garden views, vaulted ceiling with velux style windows which provide a light and airy space. With the open plan design to the kitchen and the doors to the side leading into the Sitting/Dining room it gives versatile accommodation.

#### **HOME OFFICE/BEDROOM FOUR**

4.43m x 2.163m (14' 6" x 7' 1") Beautifully laid out home office which gives the ideal home working space, or the perfect location for doing homework. This flexible room would also work very well as a fourth bedroom, being only a few steps from the ensuite shower room of Bedroom 2.

#### **BEDROOM TWO**

3.17m x 4.04m (10' 5" x 13' 3") (measured into wardrobe) Double glazed window to front aspect, built in wardrobes with sliding mirrored doors, the is lobby area with the airing cupboard. There is access to the ensuite shower room.

#### **ENSUITE SHOWER ROOM**

Double glazed window to side aspect, four piece suite comprising of wash hand basin, low level wc, shower cubicle and bidet. Towel radiator.

#### **BEDROOM THREE**

4.343m x 4.500m (14' 3" x 14' 9") The third bedroom is ideal for multi generational living with the ensuite bathroom making it ideal for teenagers or for those looking to move with their family. There is a double glazed window to rear offering views of the garden. There are also built in wardrobes

#### **ENSUITE SHOWER ROOM**

Double glazed window to side aspect, three piece suite comprising of wash hand basin, low level wc, shower cubicle. Towel radiator.

#### **RECEPTION LANDING**

3.82m x 3.550m (12' 6" x 11' 8") With a double glazed window to side, this space is an area ideal for reading space and works well in conjunction the principal bedroom suite. There is an access to the attic storage space.

#### **PRINCIPAL BEDROOM**

4.500m x 4.343m (14' 9" x 14' 3") Double glazed window to rear overlooking the rear garden, space for freestanding wardrobes, inner lobby offering ideal space for mirror which leads in turn to a substantial dressing room with plenty of hanging space.

#### **DRESSING ROOM**

5.720m x 1.802m (18' 9" x 5' 11") Excellent room with generous hanging space and access into the eaves for additional space.

#### **ENSUITE BATH AND SHOWER ROOM**

3.191m x 3.114m (10' 6" x 10' 3") This well presented room offers a sun tube to provide natural light, and features a suite comprising of a low level wc, wash hand basin, bidet, bath and shower.

#### **REAR GARDEN**

Wonderful mature rear garden with a wide range of mature plants, shrubs and trees. There is a immediate patio area to the rear of the property, giving an ideal space for socialising. The garden has different areas of interest and has a raised seating area, as well as an artificial lawn area. There is a courtesy door leading into the DOUBLE GARAGE, with power and light attached and a doorway to the WORKSHOP

#### **FRONT GARDEN**

A gated access leads into the front garden, which has many established shrubs and a pathway leading to the front entrance.

#### **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.

#### **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.