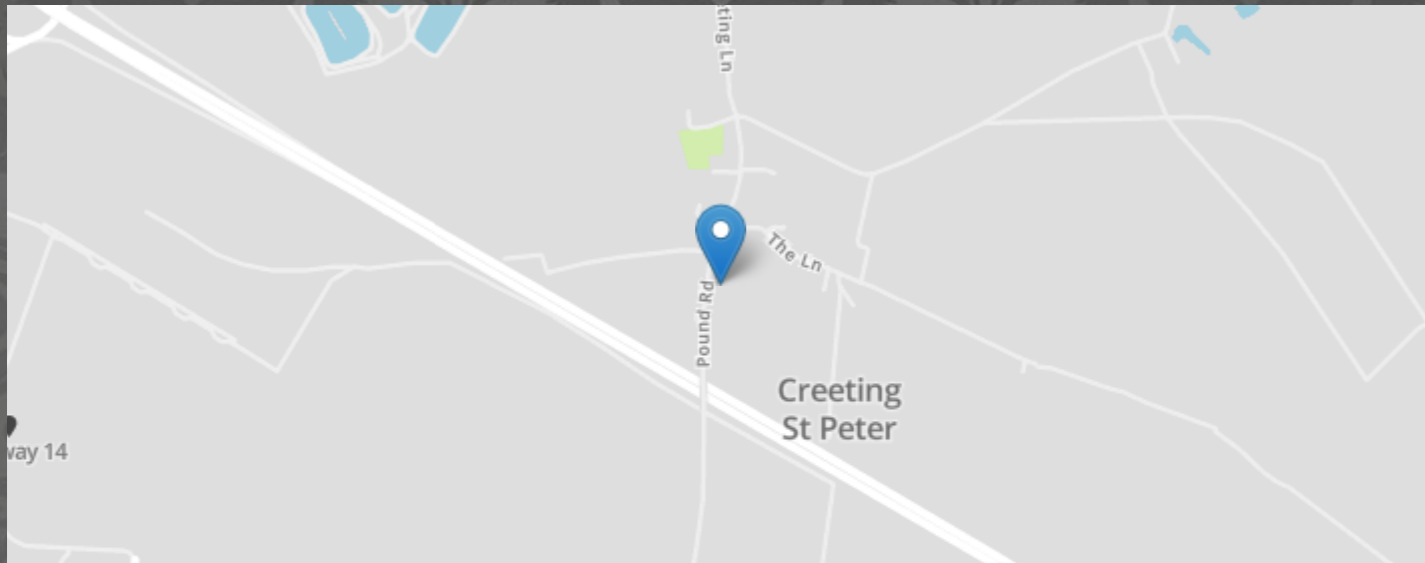


Peterhouse, Creting St Peter, Suffolk



- THREE BEDROOM SEMI-DETACHED HOUSE
 - AMPLE OFF ROAD PARKING
 - TWO STOREY EXTENSION TO REAR
 - MASTER BEDROOM WITH NEW EN-SUITE
 - NEW FLOORING THROUGHOUT
- GROUND FLOOR

- TRANQUIL VILLAGE LOCATION & BEAUTIFUL COUNTRYSIDE VIEWS
- OIL CENTRAL HEATING VIA RADIATORS & NEW STEEL OIL TANK
- EXTENDED ENTRANCE HALL
- NEW KITCHEN
- DOUBLE GLAZED WINDOWS

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MARKS & MANN



Peterhouse, Creting St Peter, Suffolk

Marks and Mann are pleased to offer for sale this MODERNISED and EXTENDED THREE BEDROOMED SEMI DETACHED HOUSE with ample off road parking and beautiful countryside views in the tranquil village of Creting St Peter. The property has been generously extended and the ground floor comprises of an open plan kitchen/diner with engineered oak flooring, downstairs cloakroom, living room with French Doors to the garden and an entrance hall with underfloor heating. Upstairs, the main bedroom benefits from views over the Suffolk countryside, fitted wardrobes and a modern en-suite shower room. There are two further bedrooms and a family bathroom upstairs. In the valuer's opinion this property is extremely well presented and benefits from its spectacular countryside views. Early viewing is imperative to avoid disappointment.

£325,000 Offers in Excess of

Peterhouse, Creeting St Peter, Suffolk

Entrance Hall

Extended Porch with new entrance door, double glazed window to each side allowing plenty of natural light through. Feature wall with coat hooks and bench providing under seat storage if desired. Large tiled flooring and neutral décor. Underfloor heating through the entrance hall.

Living Room

3.65m x 4.90m (12' 0" x 16' 1") Fully refreshed in 2023 this beautifully presented modern living area has engineered oak flooring with double French doors leading to the garden. The fireplace has been closed and has an open brick feature and floating oak mantelpiece.

Kitchen/Diner

4.60m x 6.55m (15' 1" x 21' 6") Modern and bright kitchen/diner with good size dining area and has the benefit of having a two seat breakfast bar. The kitchen has floor and overhead units with chrome polished handles, integrated dishwasher and oven with electric hob top and overhead extractor fan. Splashback white tiles and quartz worktops. Newly fitted engineered oak flooring. Skimmed ceiling with inset spotlights and neutral décor. Farmhouse style porcelain sink with a classic polished mixer. The kitchen has a good size under stair utility area. Double French doors leading to the garden. All integrated white goods will be staying - fridge/freezer is negotiable.

Cloakroom

Newly modernised downstairs cloakroom to include WC and featured round wash basin with under sink storage. The WC features a herringbone tiled feature wall, large tiled flooring with skimmed ceiling and wooden ledge. Double glazed window.

Bedroom One

2.95m x 5.90m (9' 8" x 19' 4") Very well presented large main bedroom with modern décor and lighting. Double glazed window to side and rear with plenty of natural light flowing through and countryside views. Fitted carpet and radiators. This bedroom has the benefit of having a double fitted wardrobe.

En-Suite

2.90m x 1.94m (9' 6" x 6' 4") Newly modernised (September 2024) en-suite with large tiled flooring, underfloor heating and partly tiled walls. Solid oak vanity unit wash basin with wall mounted LED mirror. WC and wall to wall walk-in shower. Heated towel radiator and built in shelving for storage.



Bedroom Two

3.65m x 2.35m (12' 0" x 7' 9") Refreshed neutral décor with fitted carpet. Double bedroom with double fitted wardrobes. Double glazed window overlooking the front of the property. Radiator. Feature original fireplace.

Bedroom Three

2.51m x 2.80m (8' 3" x 9' 2") Small double bedroom which is currently laid out as an office area. Natural light flowing through with a double glazed window overlooking the rear garden. Fitted carpet and radiator.

Family Bathroom

1.64m x 2.95m (5' 5" x 9' 8") Modern bathroom with three piece suite to include WC, bath with rainfall shower and wash basin with vanity unit. Wall mounted mirror, heated towel radiator and tiled flooring. The bathroom features a tiled splashback wall and has inset spotlights. Double glazed window and extractor fan.

Outside

Front;
Picket fencing with large shingled driveway to accommodate up to four cars. Modern entrance with porch and outdoor lighting. Gates leading to further shingled driveway and garden. Potential to add garage.
Rear;
Field views to rear, established garden with small pond and cross over, fruit trees and plenty of laid to lawn areas. Patio area for seating and sheds.

Important information

Tenure – Freehold.
Services – We understand that oil, electricity, water and drainage are connected to the property.
Council tax band - C
EPC rating - D
New steel oil tank added in garden.

Disclaimer

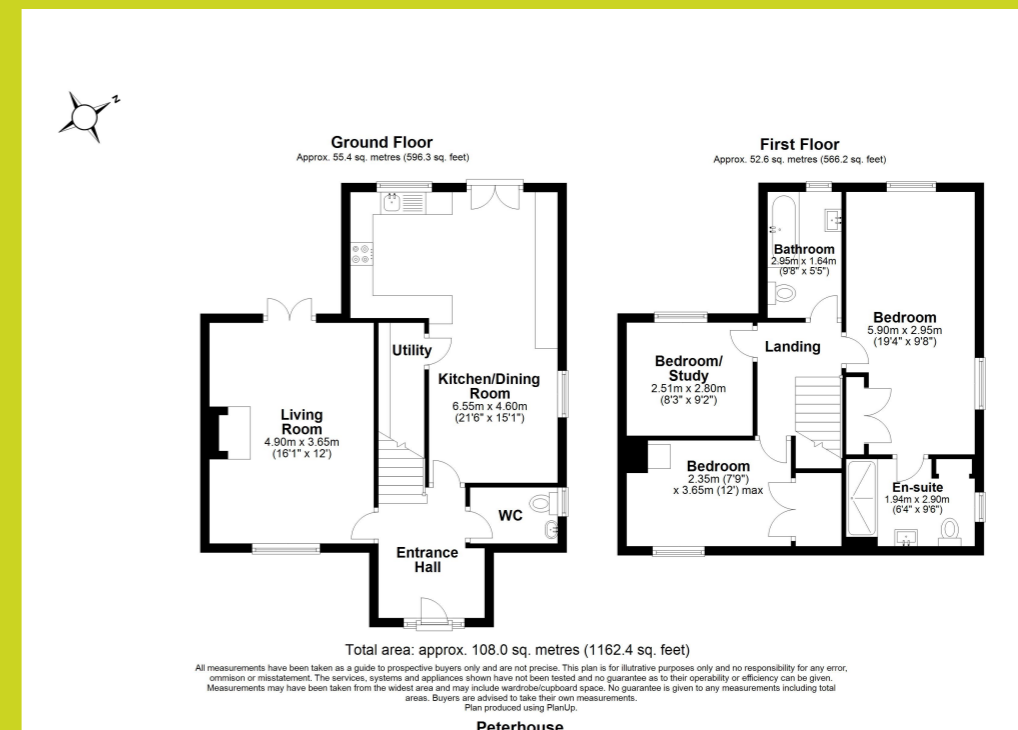
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School Admissions

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.

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.

