



- Three Bedroom Semi-Detached Family Home
- Built By Reputable National House Builders, Hopkin Homes
- High Specification Finishes & Modern Design
- Close To East Bergholt Secondary School (Subject To Application)
- Kitchen-Diner With Space For Appliances
- Large Reception Room
- Downstairs Cloakroom
- Three Well-Proportioned Bedrooms
- Garage & Off Road Parking
- Enclosed & Private Rear Garden

## 7 Fox Earth Close, Capel St Mary, Capel St Mary, Suffolk. IP9 2PF.

An excellent opportunity to purchase this recently constructed three-bedroom semi-detached family home, built by reputable national house builders Hopkin Homes. Built to their renowned high specification, 'Saxon Meadow' is a well-designed development, offering easy access into the surrounding countryside and fronting on to a protected meadow. With the perfect blend of abundant countryside, picturesque scenery and easy access to the A12 corridor to both Colchester and Ipswich, Saxon Meadow proves to be ideal for all.





# Property Details.

## Ground Floor

### Hallway

Entrance door to front aspect, wood effect Amtico flooring, radiator, stairs rising to first floor, door to:

### Downstairs Cloakroom

Low level W.C, vanity wash unit, radiator, extractor fan.

### Reception Room



18' 3" x 10' 10" (5.56m x 3.30m) Wood effect Amtico flooring, French door leading out to garden, radiator, UPVC sash window to front aspect.

### Kitchen/Dining Area



18' 3" x 9' 8" (5.56m x 2.95m) Full range of high specification gloss units, cupboards and storage, four ring hob with electric fan assist oven, tiled splash back, utility area space for washing machine with further gloss units and understairs storage, radiators, UPVC Sash window to front aspect, UPVC window to rear aspect, direct access into garden.

## First Floor

### Landing

Access to loft hatch, radiator, UPVC window to rear aspect, airing cupboard, stairs to ground floor, door to:

### Master Bedroom



11' 3" x 11' 1" (3.43m x 3.38m) UPVC sash window to front aspect, radiator, door to:

### En-Suite Shower Room



Low level W.C, grey tone tiles with shower glass screen shower cubicle, Sash window to front aspect, vanity wash basin, extractor fan.

# Property Details.

## Bedroom Two



11' 1" x 9' 10" (3.38m x 3.00m) UPVC Sash window to front aspect, radiator.

## Bedroom Three



10' 0" x 6' 11" (3.05m x 2.11m) UPVC window to rear aspect, radiator.

## Family Bathroom Suite



Panelled bath, low level W.C, vanity wash basin, obscured window to front aspect, grey/white speck tiling.

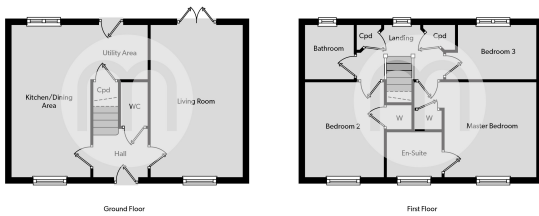
## Outside, Garden, Garage & Parking



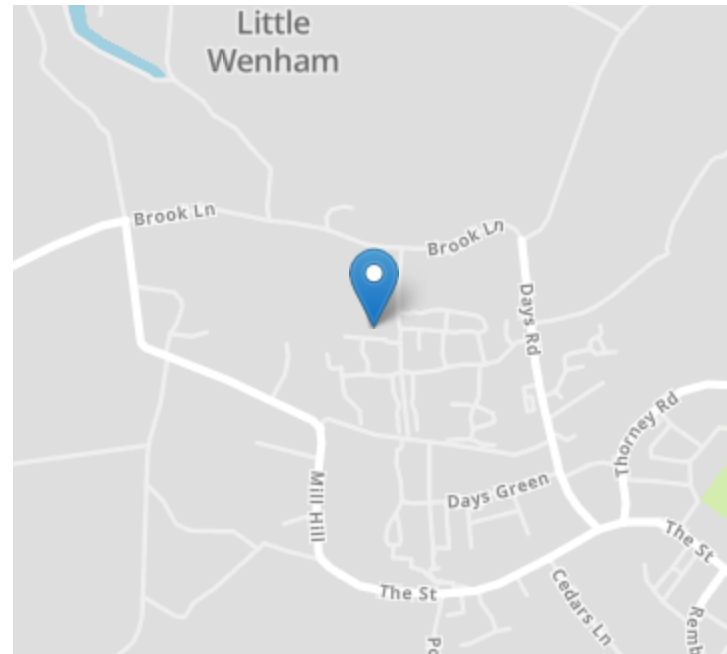
Outside, this beautiful home boasts a fully enclosed rear garden, commencing with a large patio area - ideal for outdoor dining and seating furniture. The remainder of the garden is predominately laid to lawn, with boundaries formed by panel fencing and backing on to a meadow. To the front of the property, this home is complete with a single garage with up and over door and off-road parking. A secure side gate provides access to the rear garden, ideal for bicycles also.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.