



- Popular Capel. St Mary Village Location
- Occupying An Impressive Corner Plot
- Unrestricted Access To An Array Of Excellent Village Amenities
- Four Bedroom Detached Family Home
- First Floor Family Bathroom Suite & En-Suite To Master Bedroom
- Two Reception Rooms
- Generous Garden & Off Road Parking
- Benefiting From Garage
- Close To A Choice Of Excellent Primary & Secondary Schooling

22 White Horse Road, Capel St Mary, Ipswich, Suffolk. IP9 2XA.

Residing in the ever popular village of Capel Saint Mary, on the Suffolk/Essex boarder and moments from Dedham Vale, is this substantial and improved four bedroom detached residence. Occupying an impressive corner plot and boasting excellent frontage and generous gardens, it makes the ideal family home. Capel Saint Mary has been an area in demand year after year, offering a well-established community and home to an array of useful amenities, schooling and providing unrestricted access to the A12 corridor to London.



Property Details.

Ground Floor

Entrance Porch

External door into into porchway, further door into inner hallway:

Entrance Hall

Under stairs storage cupboard, radiator, further door to:

Ground Floor Cloakroom

6' 9" x 2' 2" (2.06m x 0.66m) UPVC window to the side aspect, W.C, wash basin and tiled floor

Kitchen/Breakfast Room



18' 8" x 10' 9" (5.69m x 3.28m) UPVC retractable doors to the rear terrace area, UPVC windows to rear aspect, modern fitted kitchen featuring a range of modern fitted base and eye level units providing a wealth of storage and benefiting from an inset electric double oven,, fridge/freezer and larder cupboard, work surface extending three sides and out over a peninsula unit into the room, inset composite sink, drainer and inset to surface four ring hob with extractor fan over, recessed ceiling lighting, tiled floor, radiator, internal double doors to the sitting room and featuring an open-plan design to:

Dining Room



12' 10" x 10' 9" (3.91m x 3.28m) UPVC window to front aspect , ample space for large dining table, radiator (this room could easily be utilised and reconfigured as a playroom or 'Snug' or a range of other uses)

Reception Room



23' 2" x 13' 3" (7.06m x 4.04m) Dual aspect windows to the front and rear aspect, feature brick recess fireplace with feature log burner and oak mantle over, fan lighting, radiator

First Floor

First Floor Landing

UPVC window to side aspect, loft access, airing cupboard contains radiator and gas boiler, stairs to ground floor, doors to:

Property Details.

Master Bedroom



16' 0" x 13' 3" (4.88m x 4.04m) UPVC window to front aspect overlooking the front garden, radiator, built in wardrobes with retractable door, loft access and door to:

En Suite



13' 1" x 6' 8" (3.99m x 2.03m) Obscured window to rear aspect, tiled floor and walls, inset double ended bath, walk in shower cubicle, vanity unit, W.C, towel rail, recessed ceiling lights and extractor fan

Bedroom Two



11' 6" x 9' 8" (3.51m x 2.95m) UPVC window to rear aspect, built in wardrobe, store cupboard, radiator

Bedroom Three

10' 6" x 8' 7" (3.20m x 2.62m) UPVC window to front aspect, radiator

Bedroom Four

8' 4" x 7' 11" (2.54m x 2.41m) 10' 6" x 8' 7" (3.20m x 2.62m) UPVC window to front aspect, radiator (currently configured as an office but easily utilised as a single bedroom/nursery)

Family Bathroom

6' 10" x 5' 5" (2.08m x 1.65m) UPVC window to rear aspect, tiled floor and walls, panel bath with shower attachment, w/c, pedestal wash basin with illuminated vanity cupboard over, heated towel rail

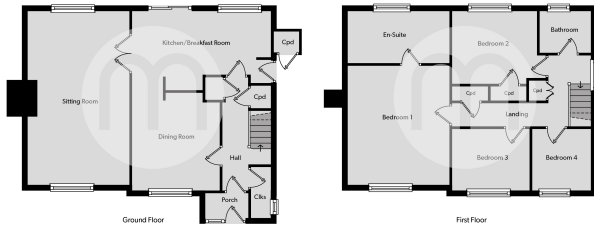
Outside, Garden & Parking



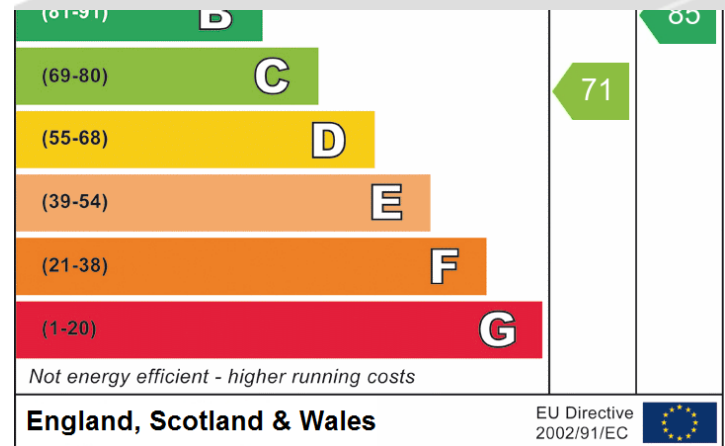
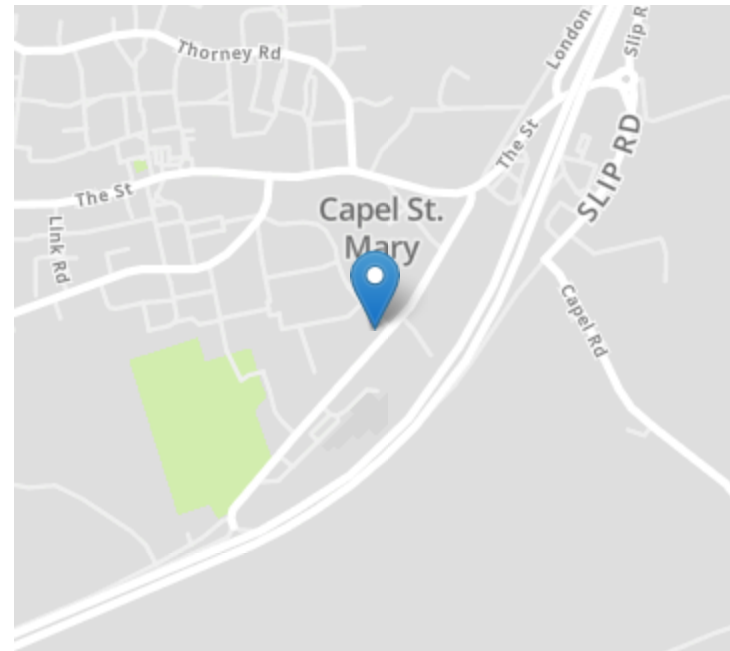
Occupying a generous plot and enclosed by panel fencing, this property boasts a generous West facing rear garden. This private rear garden features an extensive block paved terrace area, perfect for outdoor furniture, ideal for al-fresco dining and entertaining. The remainder of the garden is predominately laid to lawn and benefits from an array of mature shrubs interspersed to the boundaries. The front garden is laid to land and off road parking can be found on a private driveway. The property is further enhanced by a garage, ideal for additional storage or securing a vehicle. To conclude, there is secure gated side access.

Property Details.

Floorplans



Location



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.