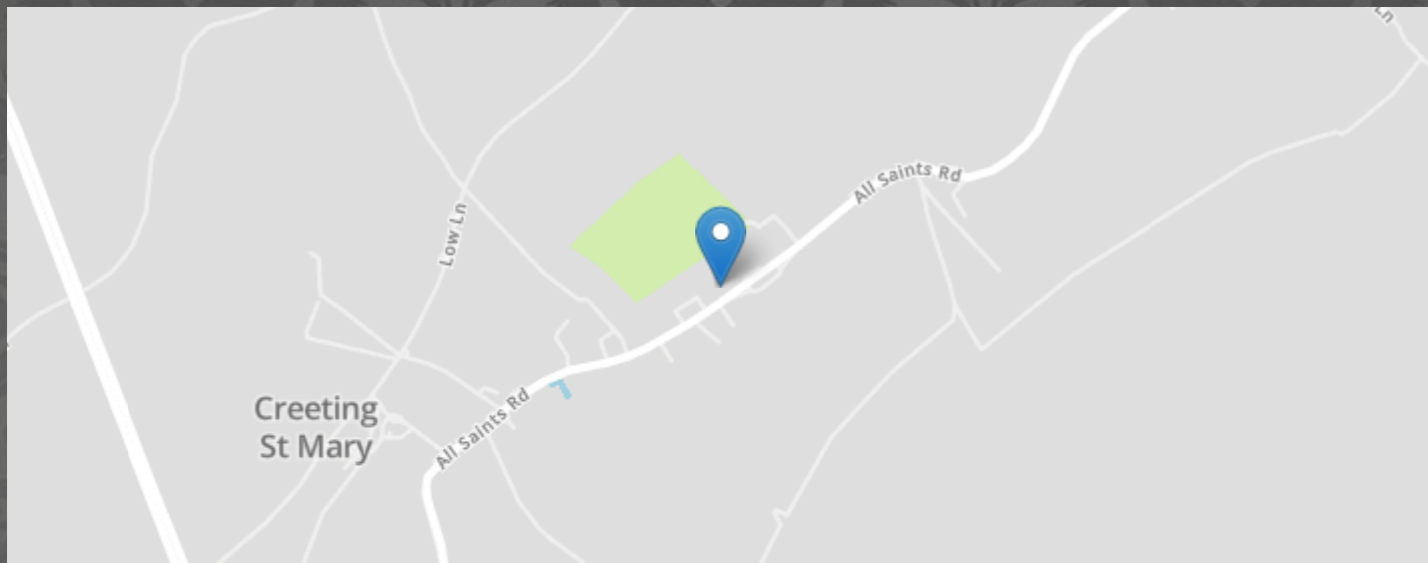


All Saints Road, Creeting St Mary, Ipswich



- LINK DETACHED
- POTENTIAL ANNEXE
- DOUBLE GLAZED THROUGHOUT
- WELL KEPT AND WELL PRESENTED
- CLOSE TO SCHOOL
- OFF ROAD PARKING
- GENEROUS ENCLOSED REAR GARDEN
- EN-SUITE
- GAS CENTRAL HEATING
- EASY ACCESS TO A14

**MARKS & MANN**

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

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

**MARKS & MANN**



## All Saints Road, Creeting St Mary, Ipswich

Introduced to the market for sale is a rare opportunity to acquire this five bedroom link-detached family home. Nestled within the sought after village of Creeting st Mary the property sits in an idyllic location and is conveniently positioned close to amenities, Creeting St Mary primary school and a short drive from Needham market.

Internally the property benefits from but not limited to, on the ground floor: Porch, entrance hall, living room, kitchen/diner and In addition to the main building there is also annexe style conversion which benefits from, a hallway, shower room, bedroom five and reception room. To the first floor: Landing, bedroom one which features a built in wardrobe and En-suite, bedroom two which features built in wardrobes, bedroom three, bedroom four which contains a built in cupboard and the family bathroom which has been fitted within the last two years. Externally the property benefits from off road parking for multiple vehicles to the front aspect and an ample enclosed rear garden which features patio space, lawn, and multiple outbuilding/sheds which have power and lighting.

The property has certainly made a magnificent family home and has been upgraded with love over the course of ownership but is now ready for new owners to come in and make it their own.

Call now to register your interest and arrange a private first hand viewing.

**£489,995 Guide Price**

# All Saints Road, Creeting St Mary, Ipswich

# All Saints Road, Creeting St Mary, Ipswich

## Porch

Front door, double glazed window to front aspect.

## Entrance hall

Front door, radiator.

## Living room

4.57 x 6.28 max (14'11" x 20'7" max)  
Double glazed window to front aspect, log burner, radiator.

## Play room/study

3.55 x 3.18 (11'7" x 10'5")  
Double glazed window to side aspect, double glazed patio doors to rear aspect, radiator.

## Kitchen

3.60 x 3.14 (11'9" x 10'3")  
Double glazed window to rear, sink/draining board, space for dishwasher, integrated under counter fridge, extractor hood, ceiling spotlights.

## Dining room

4.00 x 2.65 (13'1" x 8'8")  
Under stairs cupboard, ceiling spotlights, radiator.

## Hallway

Velux window, radiator

## Reception room

3.60 x 3.52 (11'9" x 11'6")  
Double glazed window rear aspect, door to rear aspect, ceiling spotlights, wall mounted light fitting/S x2, radiator.

## Utility/laundry room

2.44 x 1.42 (8'0" x 4'7")  
Radiator, space for appliances.

## Bedroom five

4.73 x 2.32 (15'6" x 7'7")  
Double glazed window to front aspect, radiator.

## Shower room

Electric shower, basin, low level WC, extractor fan, heated towel rail.

## Landing

Double glazed window to side aspect.

## Bedroom one

3.63 x 3.13 (11'10" x 10'3")  
Double glazed window to rear aspect, built in wardrobe with light, radiator.

## En-suite

Double glazed window to side aspect, basin, low level WC, shower, heated towel rail, extractor fan ceiling spotlights.

## Bedroom two

3.81 x 2.72 (12'5" x 8'11")  
Double glazed window to front aspect, built in mirrored wardrobes, built in cupboard, radiator.

## Bedroom three

2.97 x 2.38 (9'8" x 7'9")  
Double glazed window to rear aspect, radiator.

## Bedroom four

2.82 x 2.15 (9'3" x 7'0")  
Double glazed window to front aspect, built in cupboard, water tank, radiator, loft hatch.

## Bathroom

Double glazed window to side aspect, bath, shower over, basin, low level WC, extractor fan, heated towel rail, ceiling spotlights, inset mirror.

## Garden

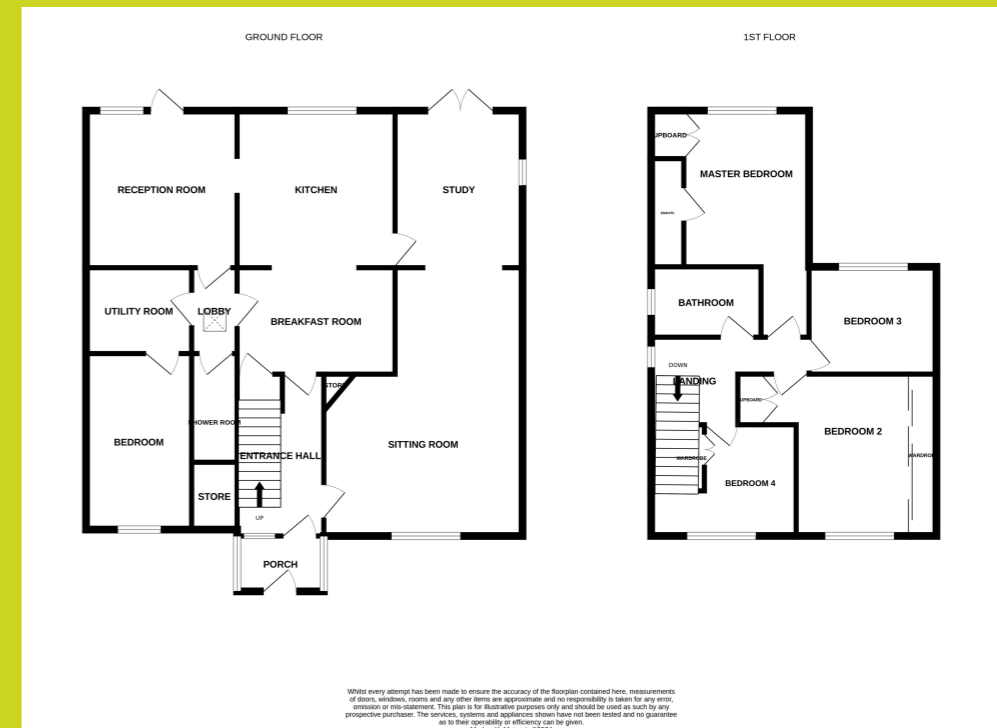
Approx: 100ft in length, lawn, pergola, storage shed, workshop (with power and light connected), summer house (with power connected, and bar area), enclosed Avery, pond, outside tap, electric sockets.

## 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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.



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

