

Foxhall



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Playfield Road

Capel St. Mary, Ipswich, IP9 2HP

Asking price £390,000



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SOUGHT AFTER VILLAGE OF CAPEL ST MARY WELL SERVED BY EXCELLENT RANGE OF LOCAL AMENITIES - EASY ACCESS TO A12 WITHIN THE WELL REGARDED EAST BERGHOLT HIGH SCHOOL CATCHMENT AREA (SUBJECT TO AVAILABILITY) - NO ONWARD CHAIN - REQUIRES UPDATING AND MODERNISATION - EASTERLY FACING REAR GARDEN 62' X 41' - FOUR GENEROUS BEDROOMS FIRST FLOOR BATHROOM AND DOWNSTAIRS CLOAKROOM - 24'11" X 11'11" LOUNGE/DINER - 14'2" X 9'1" KITCHEN BREAKFAST ROOM - GARAGE 17'3" X 7'8" WITH CARPORT ALONGSIDE AND DOUBLE WIDTH DRIVEWAY - GAS CENTRAL HEATING VIA RADIATORS AND DOUBLE GLAZED WINDOWS.

**** Foxhall Estate Agents**** are delighted to offer for sale this spacious and well proportioned four bedroom detached family style home situated in the highly sought after village of Capel St Mary which is well served by an excellent range of local amenities, It also provides easy access to the A12 which lies approximately 6 miles south from Ipswich and 14 miles north from Colchester. The nearest railway stations are at Manningtree (6 miles) and Ipswich (7 miles) both offering regular services to London, Norwich and other key destinations.

The village itself has a strong community feel with essential amenities including a Co-op supermarket and other local stores, doctors surgery with pharmacy and public house. It also features a large playing field just at the end of the road with football pitches tennis court, cricket ground and a children's playground.

There is a large community hall in the centre of the village with playground area to the front, there is a

primary school and an excellent bus service to Ipswich, Colchester and the surrounding area.

The property itself does require updating and modernisation however benefits from a large easterly facing rear garden, double glazed windows and gas heating via radiators and is being sold with no onward chain.

Summary Continued

The accommodation comprises entrance hall, cloakroom, lounge/diner 24'11" x 11'11", kitchen/breakfast room 14'2" X 9'1" four nicely proportioned bedrooms and a first floor bathroom suite, there is also a garage with a carport alongside with a double width driveway.

There is much scope for extension conversion and general improvements. In a valuer's opinion an early internal viewing is highly advised.

Front Garden

Concrete double width driveway. To the side of this is a neat lawn area with well stocked shrub border and conifer hedging. Access to the carport and from there is access into the garage via a personal door.

Entrance Hallway

Recessed entrance porch area with obscure double glazed entrance door into entrance hallway, radiator, stairs of with cupboards under, with doors to lounge/diner, kitchen/breakfast room and cloakroom W.C.

Cloakroom W.C

7'7" x 2'11" (2.31m x 0.89m)

Low level W.C., wash hand basin and double glazed obscure window to the side.

Lounge/Diner

24'11" x 11'11" (7.59m x 3.63m)

Parquet flooring, double glazed window to the front and rear, tiled fire surround with fitted gas fire (not tested), two radiators, double glazed door to outside and a serving hatch to the kitchen breakfast.

Kitchen/Breakfast Room

14'2" x 9'1" (4.32m x 2.77m)

Comprising double drainer stainless steel sink unit with a mixer tap with drawers and cupboards under, worksurfaces with cupboards, drawers and appliance space under wall mounted cupboards over, wall mounted Glowworm boiler, radiator, double glazed window to the rear and side with a double glazed obscure door to outside.

Landing

Double glazed window to the front, built-in airing cupboard housing the hot water tank, access to the loft and doors to bedroom one, bedroom two, bedroom three, bedroom four and the bathroom.

Bedroom One

13'6" x 12'1" (4.11m x 3.68m)

Double glazed window to the front and a radiator.

Bedroom Two

12'2" x 11'8" (3.71m x 3.56m)

Double glazed window to the rear, radiator with built-in wardrobe.

Bedroom Three

11'11" x 8'4" (3.63m x 2.54m)

double glazed window to the rear, radiator and built-in wardrobe.

Bedroom Four

9'4" x 8'0" (2.84m x 2.44m)

Double glazed window to the front and a radiator

Bathroom

6'10" x 8'0" (2.08m x 2.44m)

Panel bath, wash hand basin, low level W.C, radiator, double glazed obscure window to the side and a fitted cupboard.

Rear Garden

Brick storage shed leading around to the rear itself which is extensively laid to lawn with timber fencing.

Garage

17'3" x 7'8" (5.26m x 2.34m)

With light and up and over door.

Agents Notes

Tenure - Freehold

Council Tax Band - D





Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area[®]

1324 ft²
123.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

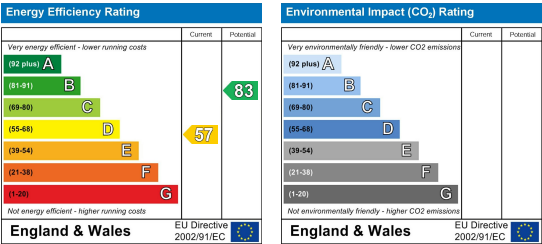
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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