



Sawyers Close, Ipswich, Suffolk

£395,000

 3  1  2  D

- 3 Bedroom Detached Family Home
- Open Plan Lounge/Diner
- Conservatory
- Office/Playroom
- Downstairs Cloakroom
- Utility Room
- Popular Village Location
- Good Access to A12/A14 Trunk Roads
- Off Road Parking For Several Cars
- Planning Permission In Place*

Grace Estate Agents are delighted to offer for sale this spacious family home situated in the highly sought after village of Capel St Mary.

The property benefits from being a corner plot with ample off road parking for several cars.

The property itself comprises, lounge/dining room, kitchen, conservatory alongside a playroom/office. The upstairs accommodation comprises three bedrooms and a family bathroom.

The property benefits from a large fully enclosed rear garden. A patio area to the rear and the remainder laid to lawn, there is a side garden area which boasts attractive plants and shrubs and an arbour area for outside entertaining.

*The vendors advise us that planning permission has been granted for the development of double storey side extension and a single storey back extension.





Outside

The property occupies a corner plot and is approached by a block paved driveway to the front door. The driveway has parking for several cars. To the side of the property stands a storage space with an up and over door with power and lighting. Charging point for electric vehicle.

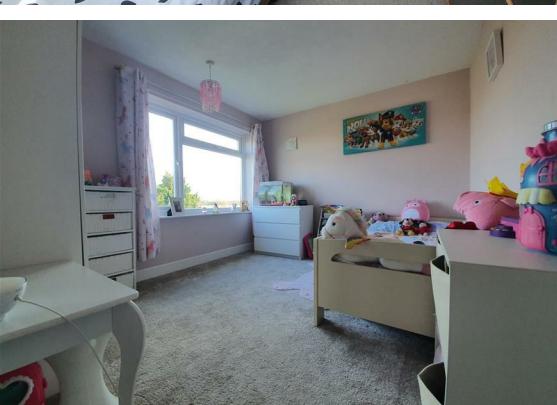
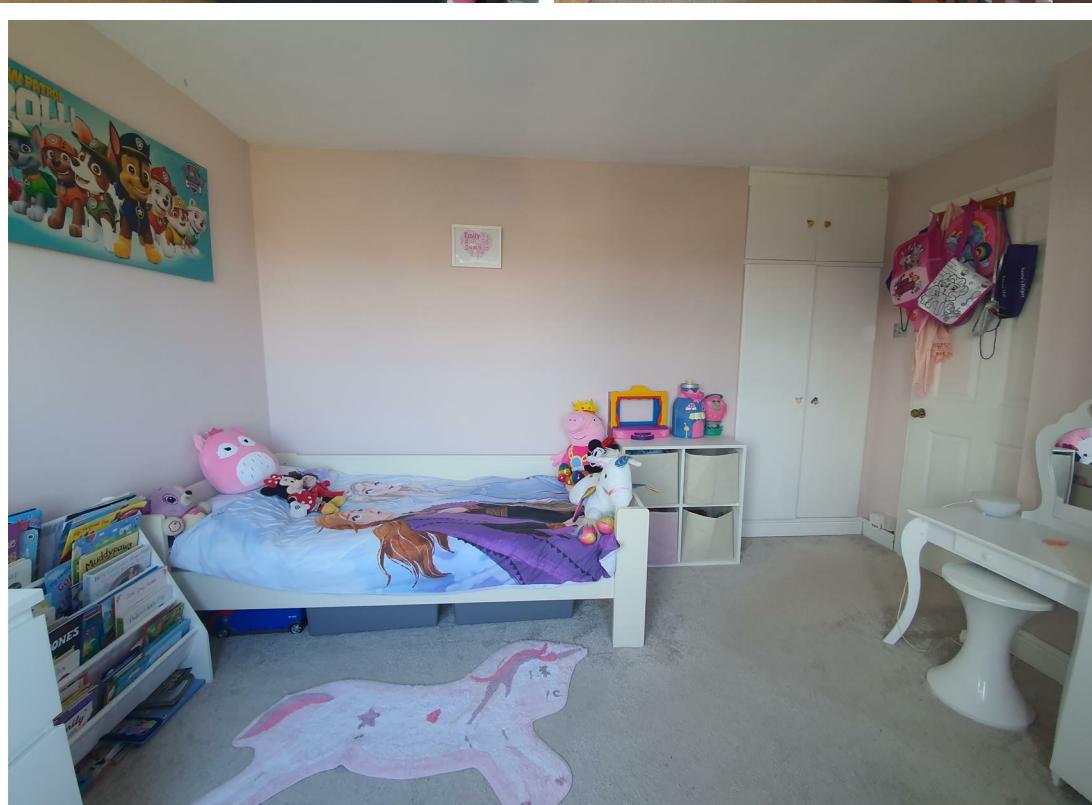
Porch

3'5" x 3'1" (1.06 x 0.95)

Lounge

15'5" x 12'6" (4.70 x 3.82)

Open plan lounge/dining area, double glazed bay window to front aspect, half glazed door, radiator, feature fireplace, carpeted, archway to:



Dining Area

11'9" x 9'4" (3.60 x 2.87)

Patio door to rear garden, radiator, carpeted.

Kitchen

9'7" x 8'9" (2.94 x 2.69)

Half glazed door to kitchen, a range of base and wall units in cream finish with worktops over. Inset sink with one and a half bowls, mixer tap over, tiled surround. Space for oven, extractor fan over. Space and plumbing for washing machine, space for American style fridge, tiled flooring, radiator. Double glazed door to rear aspect.

Conservatory

10'11" x 10'6" (3.34 x 3.21)

Brick base conservatory with double glazed windows and doors. Polycarbonate roofing, Patio door leading to rear aspect.

Playroom/Office

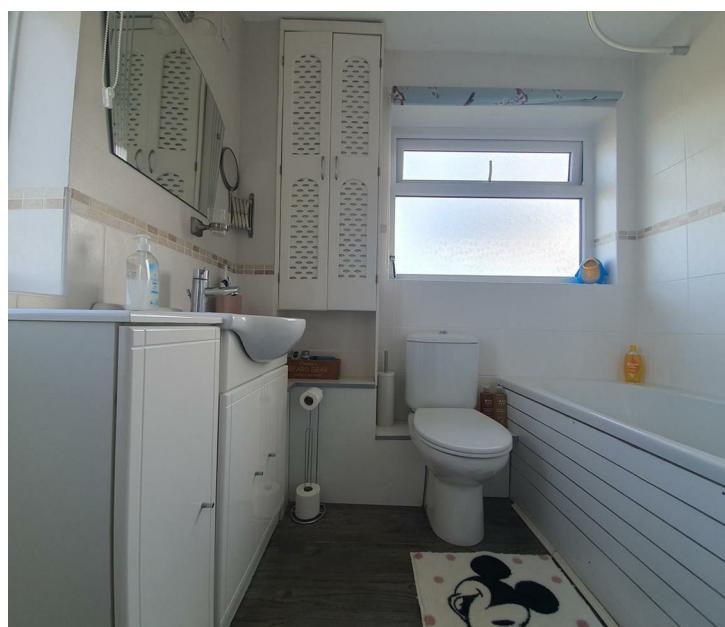
11'5" x 8'7" (3.48 x 2.63)

Half glazed door, double glazed window to rear aspect, radiator, wood style laminate flooring, door to:

Utility Room

10'10" x 7'8" (3.32 x 2.34)

Range of base and wall units in cream, worktops over, door to rear garden, radiator, tiled flooring.



Downstairs Cloakroom

Low level WC, hand pedestal sink with mixer taps. laminate flooring, half tiled wall tiles.

Landing

Carpeted landing, radiator, doors to:

Master Bedroom

11'8" x 10'5" (3.58 x 3.20)

Double glazed window to front aspect, built in wardrobes, radiator, carpeted.

Second Bedroom

12'5" x 9'7" (3.79 x 2.93)

Double glazed window, radiator, carpeted.

Third Bedroom

8'4" x 7'9" (2.55 x 2.38)

Double glazed window to front aspect, radiator, carpeting.

Family Bathroom

Opaque double glazed window, vanity unit encasing hand wash basin with mixer taps, panel bath, electric shower over, low level WC with push button flush.

Rear Garden

Fully enclosed rear garden, patio area leading from the dining room, the remainder laid to lawn, side aspect garden with patio slabs and pebbles, side border with plants and shrubs, decorative arbour.

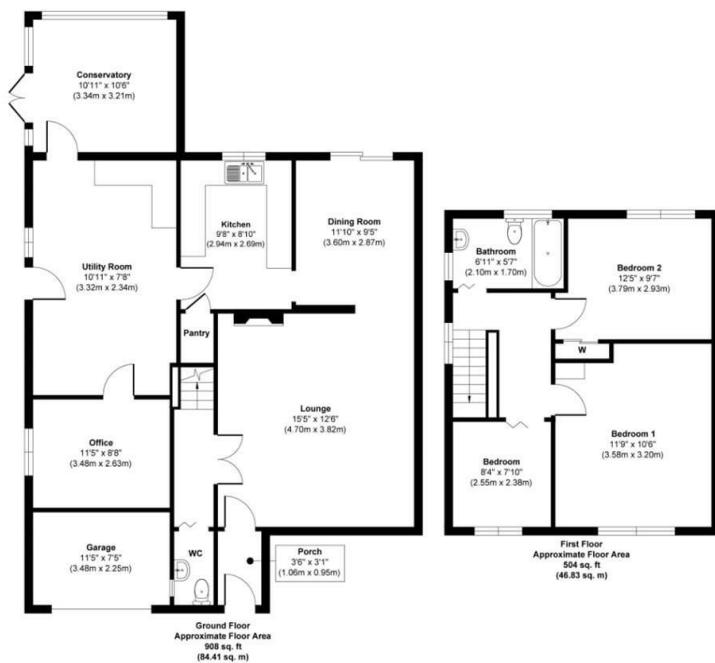




The popular village of Capel St Mary is located around 6 miles south-west of Ipswich. Capel St Mary is well served with a good range of shops including a village store, bakery, hairdressers.

Capel St Mary CEVC Primary School is located in the centre of the village. Also in the village is a community hall and library together with a playing field, a bowls club and football pitches. Bypass Nurseries Garden Centre is nearby.

1 Sawyers Close, IP9 2HE



Approx. Gross Internal Floor Area 1412 sq. ft / 131.25 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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