

Chamberlain Phillips
PROPERTY AGENTS

Tawney Close, Capel St Mary

Guide Price £400,000 - £425,000

Tawney Close

Step inside this charming four-bedroom detached home, a true haven for families seeking the perfect balance of village charm and modern living. As you approach, the allure of a west-facing corner plot greets you, offering that much-coveted sunlight throughout the day.

Upon entering, the entrance porch provides a practical space for outdoor wear, ensuring the rest of your home remains a sanctuary of cleanliness and comfort. The welcoming entrance hallway leads you to a handy downstairs WC, with the delightful dining room at the front, a thoughtful conversion from the former garage that now presents a dedicated area for family meals and entertaining guests.

The heart of the home is the generously sized, dual aspect living-dining room, bathed in natural light from sliding doors that open to an inviting garden, seamlessly blending indoor and outdoor spaces. Adjacent, the kitchen breakfast room stands ready to host hearty morning gatherings and culinary adventures.

Ascend to the upper level where four well-appointed bedrooms await, offering restful retreats for each member of the family. A well-designed family bathroom serves these rooms, ensuring mornings are hassle-free.

Outside, the enclosed rear garden is a generous expanse, perfect for children's play and summer barbecues, while a single garage and driveway parking accommodate your vehicles with ease.

Situated within walking distance to local shops, takeaway restaurants, and a village bar, this home delivers a lifestyle of convenience and community spirit. A residence not just to live in, but to love and grow with.























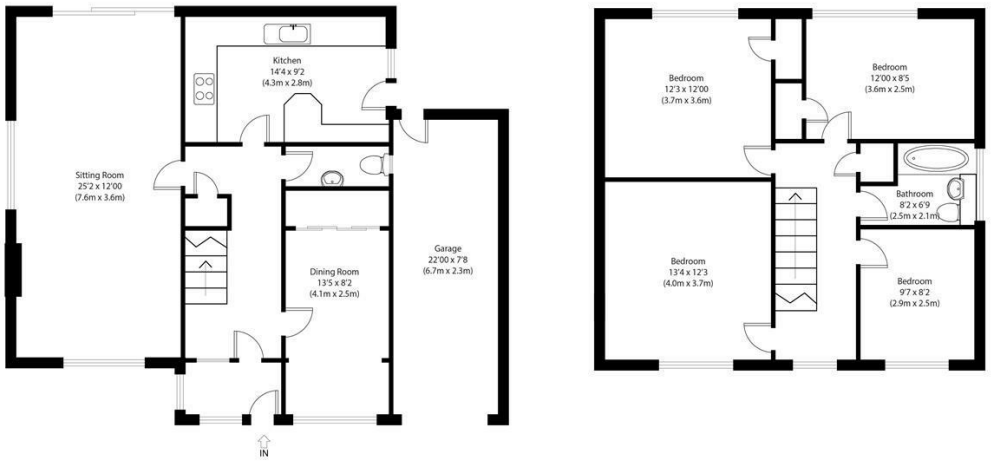


- FOUR BEDROOM DETACHED HOME
- GENEROUS LIVING/DINING ROOM
- SEPARATE DINING ROOM
- WRAP AROUND GARDENS
- SINGLE GARAGE AND DRIVEWAY PARKING
- CORNER PLOT
- SET IN THE POPULAR VILLAGE OF CAPEL ST MARY
- CLOSE TO THE LOCAL SHOPS
- GAS BOILER REPLACED 18 MONTHS AGO
- GUIDE PRICE £400,000 - £425,000

Location:
Capel St Mary is a well-connected village in Suffolk, located just off the A12, providing easy access to Ipswich (6 miles away) and Colchester (14 miles away). The nearest railway stations are Manningtree (6 miles) and Ipswich (7 miles), both offering regular services to London, Norwich, and other key destinations. The village has a strong community feel with essential amenities, including a Co-Op supermarket, independent shops, a post office, a doctor's surgery with a pharmacy, and a pub. It also features a large playing field with football pitches, tennis courts, a cricket ground, and a children's playground. Education is provided by a local primary school, with secondary options in nearby towns. Bus services operate in the area, making it a convenient and attractive place to live.

Agents notes:
Tenure - Freehold
Council Tax - Band D
Services - Mains Gas/Electric/Water/Drainage
Heating - Gas fired radiators
Mobile Availability - All networks are available
Broadband Availability - Ultrafast is available

Floor Plan

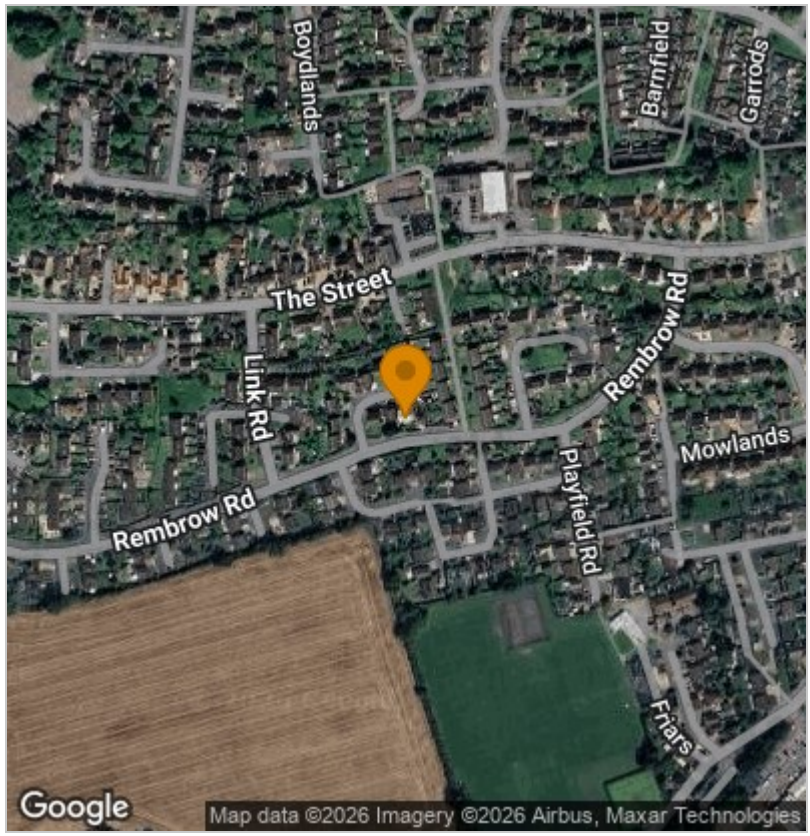


Ground Floor First Floor

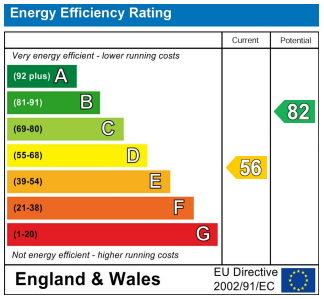
Approximate Gross Internal Area
1585 sq ft (147 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Area Map



Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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