



2 Creting Bottoms | Creting St Mary | Suffolk | IP6 8PH

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2 Creting Bottoms, Creting St Mary, Suffolk, IP6 8PH

“A well-presented two double bedroom, semi-detached cottage with ample off-road parking & attractive proportionate front & rear gardens.”

Description

A spacious and well-presented two double bedroom, semi-detached cottage, located in a rural yet accessible location on the outskirts of this highly desirable Suffolk village and offered in good condition having undergone extensive refurbishing and updating by the current owners.

Other notable features include ample off-road parking as well as proportionate front and rear gardens, which are private and attractive in nature as well as incorporating a summer house.

About the Area

Creting St Mary offers a church, village hall and primary school and is situated within the popular Debenham High School catchment area. The village is situated within reach of Stowmarket and Needham Market both of which provide a good selection of independent shops and active community. A mainline rail station with a direct link to London's Liverpool Street station can be found in Stowmarket. The A14 which bypasses the town provides a direct link to Ipswich (11 miles), as well as Bury St Edmunds, Cambridge and the Midlands, as well as to London and Stansted Airports via the M11.

The accommodation in more detail comprises:

Side door to:

Sitting/Dining Room Approx 22'4 x 15'2 (6.82m x 4.63m)

Welcoming, light and airy open-plan space with stairs rising to the first floor, double aspect windows to the front and side, built-in shelving, feature inset with wood burning stove on a tiled hearth, hardwood flooring and opening to:

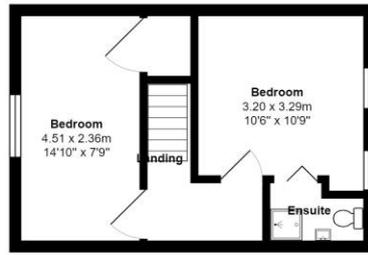
Kitchen Approx 15'2 x 12'0 (4.63m x 3.66m)

Well-appointed kitchen which has been recently refitted by the current owners. Fitted with a matching range of wall and base units with wooden worktops over and inset with one and a half bowl ceramic sink, drainer and chrome mixer tap. Integrated appliances include oven and grill, dishwasher, feature island, access to loft, window to side aspect, spotlights and doors to:

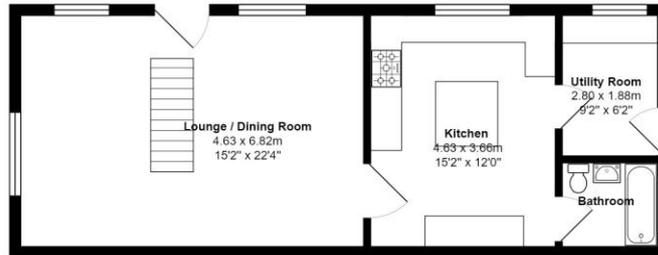
Utility Room Approx 9'2 x 6'2 (2.80m x 1.88m)

Fitted with a matching range of wall and base units with wooden worktops over and space for white goods under, cloak hanging space, space for American style freezer and window to rear aspect.





First Floor
Area: 30.8 m² ... 331 ft²



Ground Floor
Area: 58.7 m² ... 631 ft²

Total Area: 89.4 m² ... 962 ft²

All measurements are approximate and for display purposes only

Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, tiled walls, mosaic tiled flooring, built-in shelving, frosted window to rear aspect and spotlights.

First Floor Landing

With doors to:

Master Bedroom Approx 10'9 x 10'6 (3.29m x 2.30m)

Double room with window to rear aspect and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, tiled flooring, access to loft and spotlights.

Bedroom Two Approx 14'10 x 7'9 (4.51m x 2.36m)

Double room with window to front aspect.

Outside

The property is set well-back from the road and is accessed over a shared private roadway, which in turn leads to a private driveway providing ample off-road parking adjacent to the predominately lawned front gardens, with the property shielded mainly by evergreen hedging. A pathway along the side of the house leads to proportionate and private rear gardens, which are predominately lawned and incorporate a detached summer house.

Boundaries are defined by fencing for the most part.

Local Authority

Mid Suffolk District Council

Council Tax Band – B

Services

Mains water, drainage and electricity. Oil-fired heating.



Disclaimer

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Energy performance certificate (EPC)

2 Creeping Bottoms Creeping St. Mary IPSWICH IP6 6PH	Energy rating D	Valid until: 27 April 2034
Property type		Semi-detached house
Total floor area		89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		76 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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