



Arish Mell | All Saints Road | Creting St Mary | IP6 8PP

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# Arish Mell, All Saints Road, Creting St Mary, Suffolk, IP6 8PP

*“A superb opportunity to acquire this spacious four bedroom detached chalet with countryside to the rear. Located in a popular village with ample off-road parking, garage, proportionate front & rear gardens & no onward chain.”*

## Description

An exciting opportunity to acquire a spacious and individual four bedroom detached chalet set back from the road within the ever popular Suffolk village of Creting St Mary.

Notable benefits include extensive off-road parking, a single garage, proportionate front and rear gardens and the added benefit of being offered with no onward chain.

## 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:

Front door to:

### Reception Hall

Welcoming, light and airy entrance with two frosted windows to front aspect, door to storage cupboard with shelving and cloak hanging space and doors to:

### Sitting Room Approx 18'8 x 12'10 (5.68m x 3.92m)

With double aspect windows to the front and side, stairs rising to the first floor and feature inset with fireplace on a tiled hearth with brick surround and wooden mantel. Archway opening to:

### Dining Room Approx 9'11 x 9'11 (3.03m x 3.03m)

With window to rear looking through to the garden room as well as personnel door. Door to:

### Kitchen/Breakfast Room Approx 13'10 x 9'11 (4.21m x 3.03m)

With door back through to reception hall and fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. The kitchen also incorporates a breakfast bar, built-in shelving and door to:

### Utility Room Approx 13' x 6'7 (3.96m x 2.02m)

Stainless steel sink, drainer and hot and cold taps with storage below, double aspect windows to the rear and side and personnel door opening onto the terrace. Sliding door to:

### Garden Room Approx 13'9 x 11'10 (4.20m x 3.62m)

With aforementioned personnel door back to dining room, this room is constructed on a brick plinth with Perspex roof and triple aspect windows to either side and rear as well as French doors to the rear opening onto the terrace.

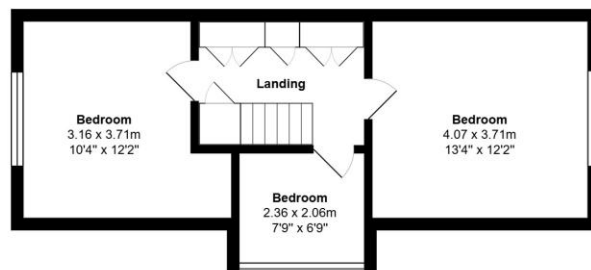
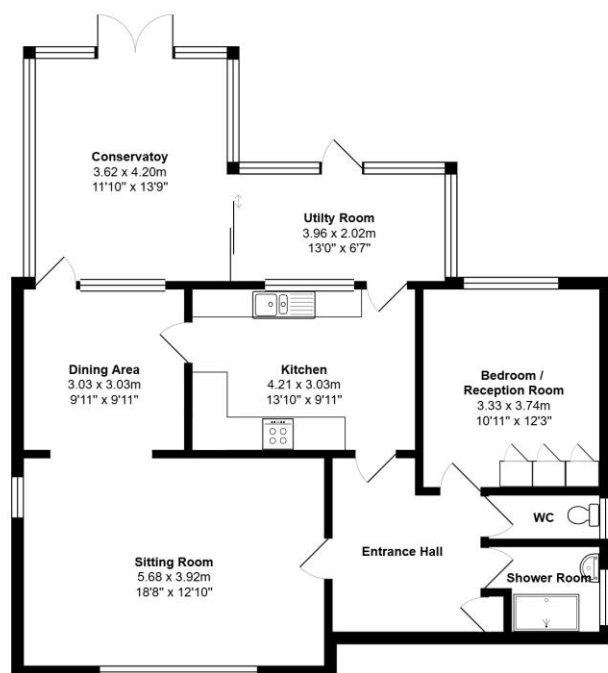
### Cloakroom

White suite comprising w.c and frosted window to side aspect.

### Shower Room

White suite with hand wash basin, shower cubicle and frosted window to side aspect.





Area: 41.6 m<sup>2</sup> ... 448 ft<sup>2</sup>

Total Area: 140.5 m<sup>2</sup> ... 1512 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Reception Room/Bedroom Three Approx 12'3 x 10'11 (3.74m x 3.33m)

This versatile space has previously been used as a double bedroom but is equally as suitable as a reception room in its own right. With window to rear aspect and extensive built-in storage.

### First Floor Landing

With access to loft, extensive built-in storage, door to airing cupboard housing hot water cylinder and incorporating built-in shelving. Doors to:

### Master Bedroom Approx 13'4 x 12'2 (4.07m x 3.71m)

Double room with windows to side aspect and under eaves storage.

### Bedroom Two Approx 12'2 x 10'4 (3.71m x 3.16m)

Double room with windows to side aspect and under eaves storage.

### Bedroom Four/Study Approx 7'9 x 6'9 (2.36m x 2.06m)

Currently used as a bedroom, however equally as ideal as a study space. Window to front aspect.

### Outside

Arish Mell is set back from the road behind a predominantly lawned frontage with established flower and shrub borders as well as a feature specimen tree. The property is accessed over a private drive providing ample off-road parking as well as giving access to the single garage. The garage is fitted with an up and over door, power and light connected and has an adjoining workshop to the rear.

The grounds are predominately lawned with boundaries defined by a mixture of fencing and hedging as well as terrace abutting the rear of the property and incorporates a greenhouse and additional detached timber outbuilding.

### Local Authority

Mid Suffolk District Council

### Council Tax Band – D

### Services

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







## Energy performance certificate (EPC)

Arishmell  
All Saints Road  
Creeping St. Mary  
IPSWICH  
IP6 5PP

Energy rating  
**E**

Valid until: 24 April 2035

Certificate number: 0920-2147-0398-5009-1563

Property type

Detached house

Total floor area

117 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 E. It has the potential to be C.

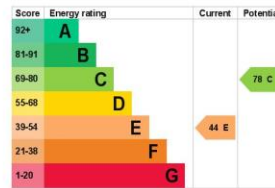
The graph shows this property's current and potential energy rating.

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.

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

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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