



Rock Estates



Creeting Bottoms
Creeting St. Mary, IP6 8PH

Guide price £260,000



Creeting Bottoms

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Nestled in the charming village of Creeting St. Mary, this delightful semi-detached house offers a perfect blend of character and modern living.

Upon entering, you are greeted by an open plan reception room, providing ample space for relaxation and entertaining. The layout is both practical and welcoming, allowing for a seamless flow between the living areas. The kitchen is a real feature of this home, which also boasts a utility room for extra space. The two bedrooms are thoughtfully designed, with en-suite to master as well as a family bathroom, providing convenience.

The property is complemented by rear and front gardens, and off road parking for two vehicles, a valuable feature in this picturesque setting. The surrounding area is known for its peaceful atmosphere and community spirit, making it a wonderful place to call home.

Living/Dining Room

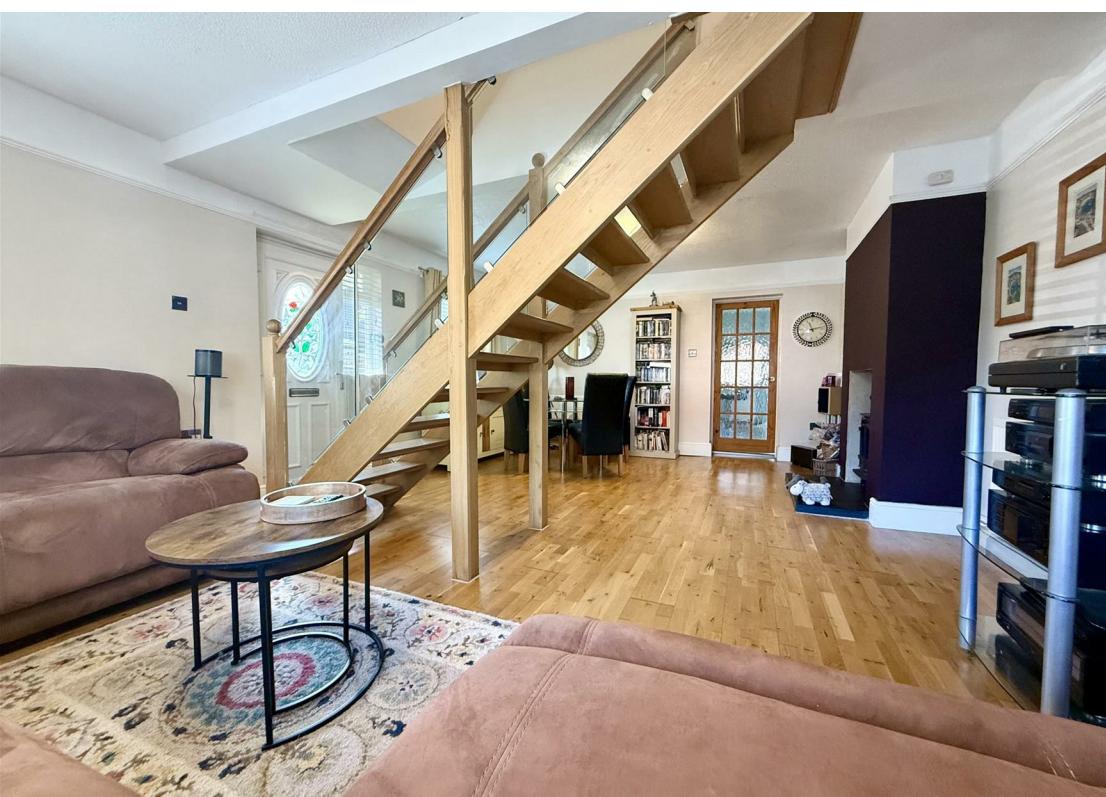
15'2" x 22'4" (4.63 x 6.82)

Double glazed windows to front and side. Woodburner. Radiator. TV point. Laminate flooring. Stairs to first floor. Door to;

Kitchen

15'2" x 12'0" (4.63 x 3.66)

Double glazed window to front. Wall and base level units with worksurfaces over. Central island. Integrated dishwasher, double oven and hob with extractor over. One and half bowl ceramic sink and drainer unit with mixer tap over. Laminate flooring. Spotlighting. Door to;





Utility Room
9'2" x 6'2" (2.80 x 1.88)
Double glazed window to front. Door to rear. Base level units. Space for washing machine, dryer and fridge/freezer. Radiator. Door to rear.



Bathroom
Double glazed window to rear. White suite comprising bath with shower over. Low level w/c. Vanity basin with mixer tap over. Part tiled walls. Heated towel rail. Vinyl tiles. Extractor fan.

Landing
Radiator.

Bedroom One
10'5" x 10'9" (3.20 x 3.29)
Double glazed window to rear. Built in wardrobes. Radiator. TV point. Door to;

Ensuite
Shower cubicle. Low level w/c. Vanity basin with mixer tap over. Vinyl flooring.

Bedroom Two
14'9" x 7'8" (4.51 x 2.36)
Double glazed window to front. Radiator. Airing cupboard.

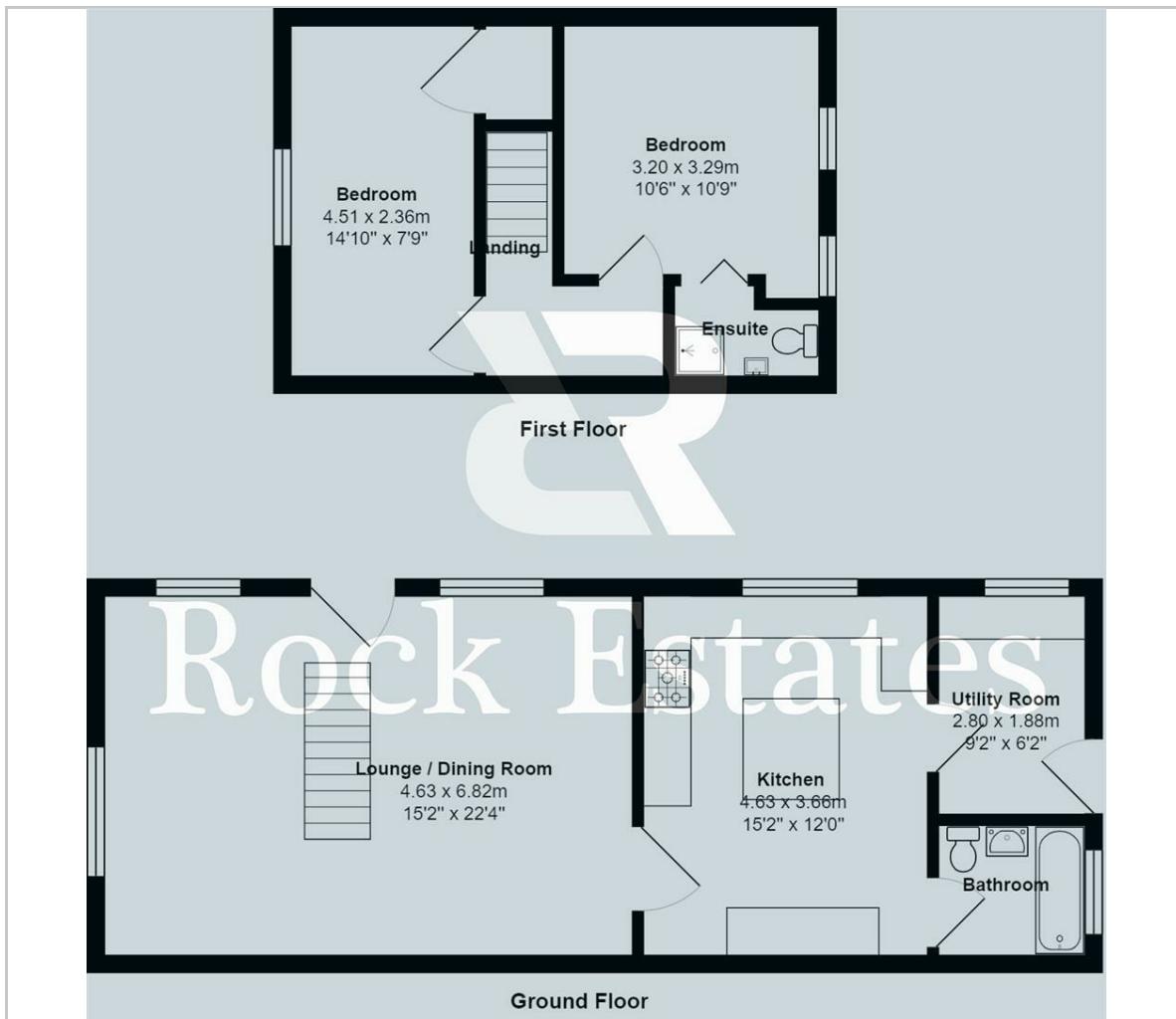
Outside

Rear Garden
The rear garden is mainly laid to lawn with summer house, mature shrubs and trees.

Front Garden
The front provides hard standing off road parking for 2 cars. There is also a front garden laid to lawn with mature shrubs.



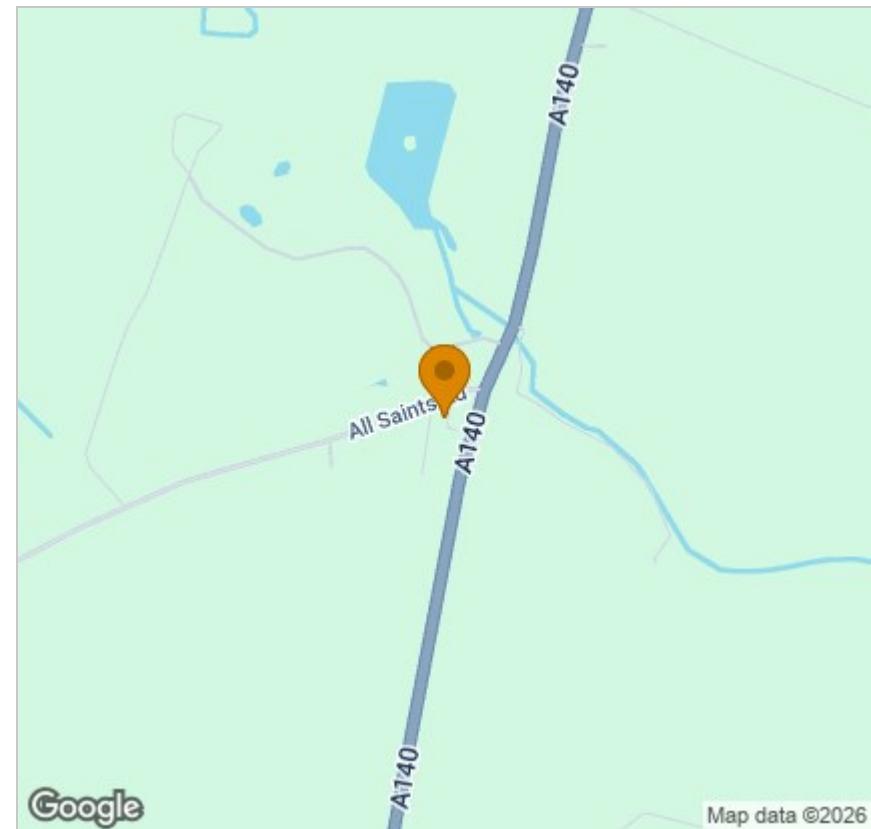
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) 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			
EU Directive 2002/91/EC			
England & Wales			

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