



Flordon Road

Creting St. Mary, Ipswich, IP6

From £380,000

This beautifully crafted home is perfect for anyone seeking a blend of contemporary comfort, rural charm, and excellent accessibility. Whether you're a growing family, downsizer, or first-time buyer looking for quality and lifestyle – this property delivers on every front.



Property Features

- High quality fixtures and fittings
- Featuring log burning stove
- Well equipped kitchen/Diner with folding doors to rear

Full Description

DESCRIPTION

Nestled just a short stroll from the charming village centre and the scenic beauty of Needham Lakes, this home places nature on your doorstep while keeping you effortlessly connected to the A14 and wider transport links. Whether you're heading into town for work, enjoying a weekend by the water, or popping to the local shop, everything is within **easy reach**.

GROUND FLOOR: Practical Elegance Meets Everyday Comfort

Entrance Hall

Step through the front door into a welcoming and spacious hallway – the perfect introduction to this inviting home. Light-filled and thoughtfully laid out, the hall offers direct access to all principal ground floor rooms, setting the tone for a home designed with flow and function in mind.

Lounge

Relax and unwind in this cosy, character-filled space. A feature wood burner adds warmth and charm, making it the perfect place to enjoy quiet evenings or host intimate gatherings with friends and family.

Kitchen / Breakfast Room

Bright, open, and modern – this beautifully appointed kitchen is the heart of the

home. With ample space for dining, it's perfect for family breakfasts, casual brunches, or entertaining guests. Expect sleek cabinetry, quality finishes, and a layout that caters to both everyday living and special occasions.

Cloakroom

A stylish and convenient downstairs WC, ideal for guests and day-to-day use.

FIRST FLOOR: Space for the Whole Family

Master Bedroom with En Suite

A private sanctuary at the end of the day. This spacious double bedroom features a sleek en suite shower room, offering comfort and privacy with a touch of luxury.

Bedroom Two

Another generous double bedroom, ideal for older children, guests, or even a second home office setup.

Bedroom Three

Flexible and full of potential – perfect as a nursery, study, creative space or occasional guest room.

Family Bathroom

Tastefully designed with both a full-size bathtub and a separate walk-in shower, this bathroom combines functionality with contemporary style – catering to all routines, from busy mornings to relaxing evenings.

EXTERIOR: Elevated Living with Space to Breathe

Set in an elevated position along the peaceful Flordon Road, this home enjoys open views, added privacy, and a serene atmosphere. The private rear garden is an ideal outdoor retreat – whether you're entertaining on the patio, letting children play freely, or simply enjoying a peaceful cup of coffee on a sunny morning.

To the front, the private driveway offers off-road parking for two vehicles, providing easy, stress-free parking for both residents and visitors.

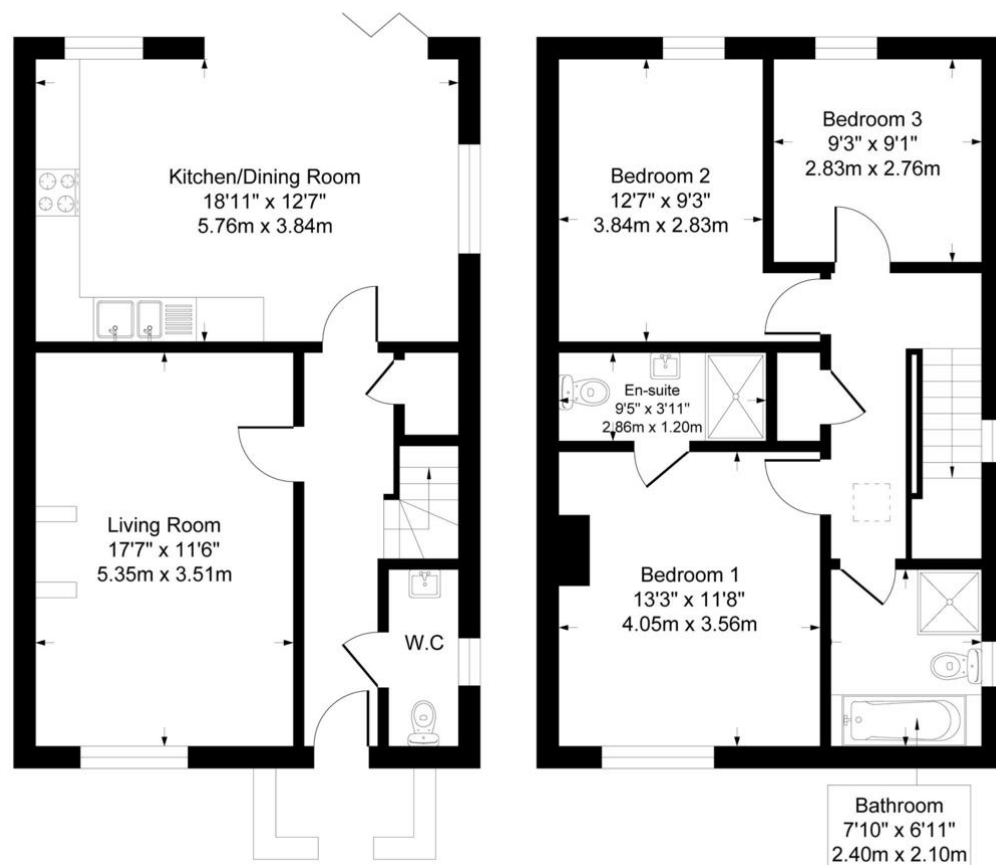
LOCATION: Tranquil Yet Connected

Creeping St Mary is a highly sought-after Suffolk village that blends traditional charm with everyday convenience. Local amenities include a primary school, village hall, and scenic green spaces. For nature lovers, the stunning Needham Lakes are just moments away, offering a picturesque escape for walks, picnics, or morning runs.





**Approximate Gross Internal Area
1158 sq ft - 108 sq m**



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements