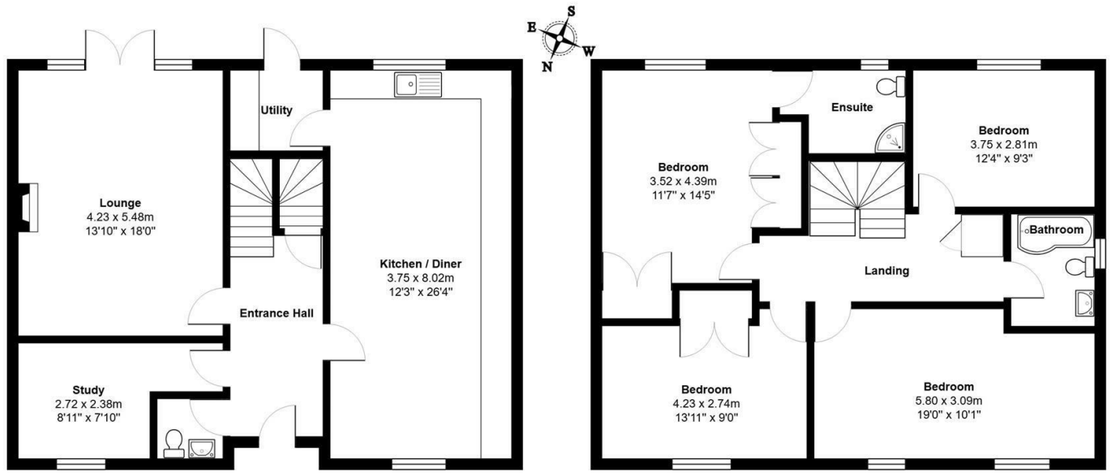
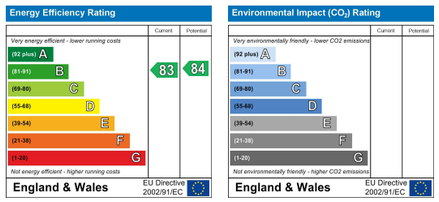


Total Area: 162.6 m² ... 1751 ft²



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

22 Hereford Drive, Claydon, Ipswich, IP6 0BF

£550,000

This stunning four/five bedroom executive style detached family home with good living accommodation is located in the popular village of Claydon. With ample reception rooms, perfectly presented through out with off road parking and double garage the property is modernised and internal viewing is highly recommended .

Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

22 Hereford Drive, Claydon, Ipswich, IP6 0BF

CLAYDON:
The property is situated on the popular Woodland Rise development close to the village of Claydon. Claydon offers a range of shops, post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk county town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

ENTRANCE HALL:
Tiled floor, shoe cupboard, radiator, stairs to first floor and doors to...

CLOAKROOM:
Low level w/c, hand wash basin and wall mounted towel rail.

STUDY: 8'11" x 7'9" (2.72 x 2.38)
Double glazed window to front, tiled floor, radiator and ceiling spotlights.

LIVING ROOM: 13'10" x 17'11" (4.23 x 5.48)
Double glazed patio french doors to rear, oak flooring, wood burner, two radiators and ceiling spotlights.

KITCHEN/DINER: 12'3" x 26'3" (3.75 x 8.02)
Windows to front and rear, range of wall and base units with quartz worktops over and tiled splash backs, integrated wine cooler storage, integrated dishwasher, space for american style fridge/freezer and range style oven with extractor over. Ceiling spotlights, radiator, air conditioning unit, centre island with lights over, 1 and 1/2 sink and drainer, tiled flooring and door to...

UTILITY:
Tiled floor, wall mounted boiler, wall and base units and space for appliances.

LANDING:
Loft space, ceiling spotlights, storage cupboard and doors to...

BEDROOM ONE: 11'6" x 14'4" (3.52 x 4.39)
Double glazed window to rear, three built in wardrobes, radiator, ceiling spotlights and door to..

EN-SUITE:
Window to rear, low level w/c, hand wash basin with vanity below, corner shower cubicle and ceiling spotlights.

BEDROOM TWO: 19'0" x 10'1" (5.80 x 3.09)
Two double glazed windows to front and two radiators.

BEDROOM THREE: 13'10" x 8'11" (4.23 x 2.74)
Double glazed window to front, radiator, ceiling spotlights, built in wardrobe.

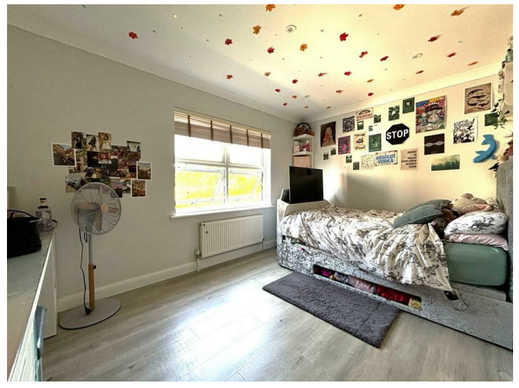
BEDROOM FOUR: 12'3" x 9'2" (3.75 x 2.81)
Double glazed window to rear, radiator and ceiling spotlights.

BATHROOM:
Double glazed window to side, tiled floor, low level w/c, hand wash basin, p-shape whirlpool bath, separate shower.

OUTSIDE:

FRONT:
The front of the property is block paved leading to the DOUBLE GARAGE with electric roller doors, side access gate to the rear garden.

REAR:
There is a patio area leading from the living room with canopy over. The patio leads to a lawn area with flower and shrub borders. There is a further lawn area with brick and fenced surround, side gate, pizza oven and shed. External door leading into the GARAGE.

DOUBLE GARAGE:
Rolling electric door, ceiling spotlights, air con, insulated, plaster boarded, wall and base units and sink and drainer.

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