



9 RECTORY CLOSE

FROST & PARTNERS

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RAYDON, IPSWICH | SUFFOLK | IP7 5LS



A beautifully presented three bedroom semi-detached house with well appointed living accommodation including off road parking and generous gardens. All situated on a quiet close in the popular Suffolk village of Raydon.

As you enter the property, there is a welcoming hallway, which has a staircase rising to the first floor and doors to the ground floor accommodation.

The cosy sitting room has a bay window to the front and a wood burning stove. The open plan kitchen/dining room benefits from a range of modern fitted units with granite work surfaces and integrated appliances including; oven, four burner hob with extractor over, fridge/freezer, dishwasher and a wine cooler. There is a seated breakfast bar area and double patio doors overlooking and leading out to the rear gardens. The utility room houses the oil fired boiler and water tank and there is also space and plumbing for a washing machine. A ground floor cloakroom and a conservatory with views over the rear gardens and sliding patio doors conclude the ground floor accommodation.

On the first floor, there is a landing with doors to the bedrooms and bathroom and access to the roof space. Bedroom 1 is a large double with a window to the front and LED spotlighting.

Bedroom 2 is also a large double with a window to the front and recess space ideal for a free-standing wardrobe. Bedroom 3 has a window to the side and could be used as a single bedroom/study.



The stylish bathroom comprises a vanity unit incorporating wc and wash basin, panelled bath with rainfall shower, towel radiator and spotlighting.

Outside, to the front, the garden is laid to lawn with picket fencing and there is a paved driveway to the left-hand side providing off road parking. To the rear, the gardens are laid mainly to lawn with a paved patio seating area, a variety of shrubs and trees, garden shed, woodstore and a gate to the rear leading to an additional parking space.

Guide Price - £350,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: B





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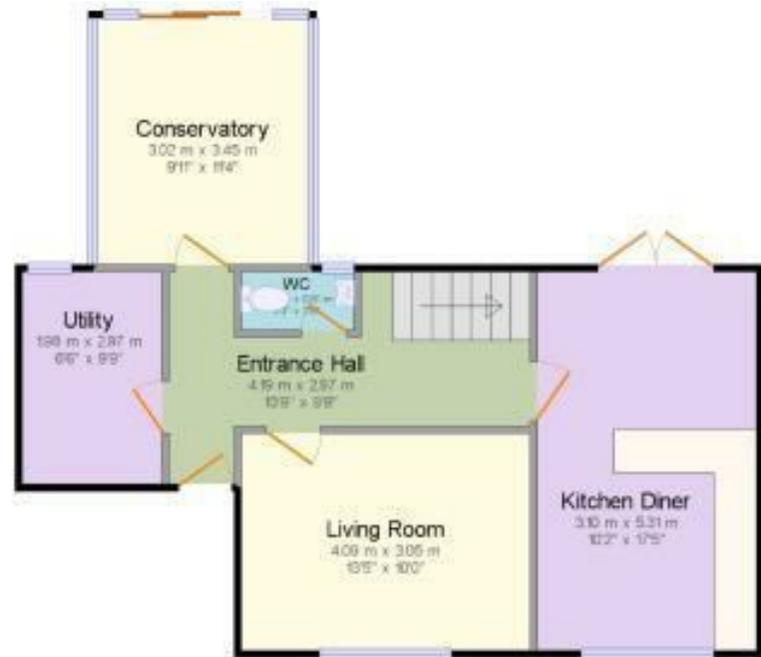
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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



1st Floor

Total approx floor area: 1053.4 ft² (97.9 m²)
 Ground Floor: 631.5 ft² (58.7 m²)
 1st Floor: 421.9 ft² (39.2 m²)