



18 Exeter Road | Claydon | Suffolk | IP6 0BP

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PROPERTIES

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# 18 Exeter Road, Claydon, Suffolk, IP6 0BP

*“A well-presented two-bedroom detached bungalow situated in delightful ‘tucked away’ position with garage, off-road parking and lovely gardens.”*

## Description

A delightful two bedroomed detached bungalow enjoying an enviable ‘tucked away’ position in the popular location of Claydon.

The accommodation comprises: entrance hall, sitting room/dining room, kitchen/breakfast room, bathroom, two bedrooms, en-suite to master bedroom and first floor galleried study.

The property is well-presented and benefits from gas fired central heating, sealed unit double glazing, built-in wardrobes, a light and airy kitchen with breakfast area overlooking the rear garden. There is also a superb galleried study on the first floor which is accessed via stairs from the lounge.

Outside the property occupies a lovely ‘tucked away’ position. The mature trees and shrubs which surround the front and side of the property makes for a lovely environment to sit and enjoy the space. A side gate to the right-hand side of the property gives access to the enclosed rear garden, which is mainly laid to lawn with shrub borders and a patio.

Within a block and a short distance away, is a single garage with off-road parking to the front.

## About the Area

Claydon is a well-served village set approximately four miles north of Ipswich offering a number of shops including a Co-op, two public houses, village store, post office, doctors, travel agent, hairdressers and garage. Other local amenities include Claydon High School and Primary School and there is a bus service, which connects to Ipswich, Bramford and Stowmarket centres. Mainline rail stations can be found at Ipswich from which there is a train service to London’s Liverpool Street Station with a journey time of just over one hour.

## The accommodation comprises:

Solid front door to:

### Entrance Hall

Radiator, coved ceiling, dado rail, window to front elevation, built-in cupboard with slatted shelving and housing Baxi gas fired boiler, further built-in storage cupboard, doors to bathroom and bedrooms and door to:

### Sitting/Dining Room Approx 18’7 x 13’2 (5.7m x 4.0m)

Window to front and rear elevations, radiator, wall-lights, feature fireplace with inset gas fire, coved ceiling, stairs to first floor and door to:

### Kitchen/Breakfast Room Approx 15’3 x 8’4 (4.6m x 2.5m)

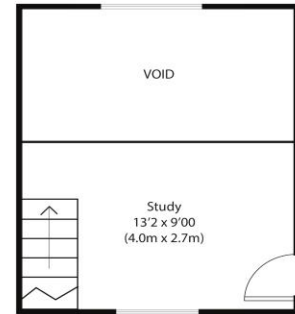
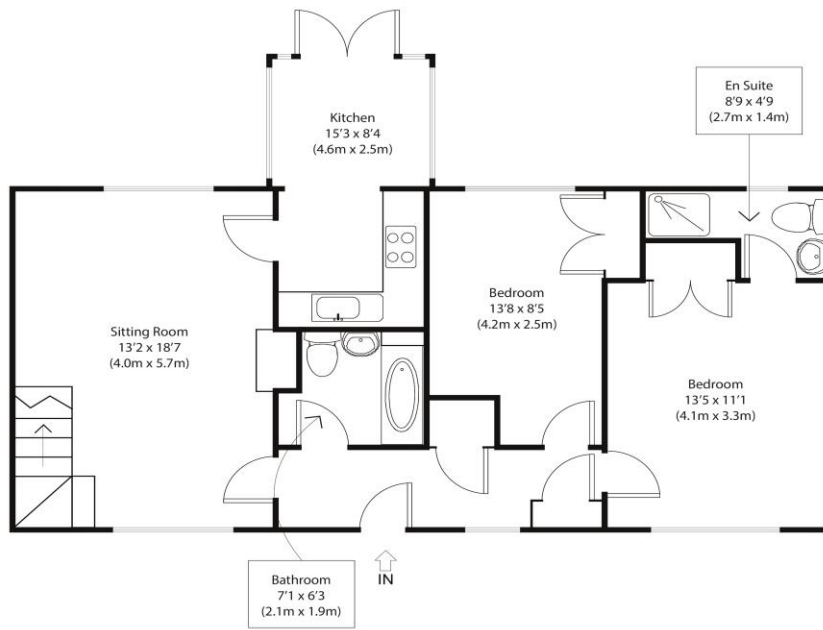
Fitted with one and a half bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, tiled



Approximate Gross Internal Area  
940 sq ft (87 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ejphoto.co.uk

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Ground Floor

First Floor

splash backs, space for washing machine, built-in four ring gas hob with extractor fan over and electric oven under, ceiling down-lighters, coved ceiling, windows to both side elevations and French doors to rear garden.

### Second Floor Galleried Study Approx 13'2 x 9' (4.0m x 2.7m)

Apex ceiling, ceiling down-lighters, two Velux windows to rear elevation, window to front elevation, loft access and eaves storage.

### Bathroom

Comprising panel bath with mixer tap and separate hand-held shower attachment, low-level flushing w.c, pedestal hand wash basin, part-tiled walls, extractor fan, ceiling down-lighters and radiator.

### Bedroom Approx 13'8 x 8'5 (4.2m x 2.5m)

Window to rear elevation, radiator, coved ceiling and built-in wardrobe.

### Bedroom Approx 13'5 x 11'1 (4.1m x 3.3m)

Window to front elevation, radiator, coved ceiling, built-in wardrobe and door to:

### En-Suite

Comprising fully tiled shower cubicle, low-level flushing w.c, pedestal hand wash basin, tiled splash back, radiator, frosted window to rear elevation, shaver socket and ceiling down-lighters.

### Outside

To the front, is an area of lawn which is within the property boundary and has been planted by the current owners with a selection of fruit trees to include Victorian plum and Bramley

apple trees.

A pathway leads to a wrought iron pedestrian gate which gives access to the front door. The pathway continues around to the right-hand side of the property where there is a timber shed and pedestrian gate allowing access into the rear garden. A further gate leads to a pathway which continues to a single garage located within a block with off-road parking to the front.

The enclosed rear garden is mainly laid to lawn with mature shrub borders, patio, an outside tap and garden shed.





#### Disclaimer

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## Energy performance certificate (EPC)

18, Exeter Road Claydon IPSWICH IP6 8BP	Energy rating <b>D</b>	Valid until: 17 December 2026 Certificate number: 9749-2893-7125-8096-7721
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Property type Detached bungalow

Total floor area 90 square metres

### Rules on letting this property

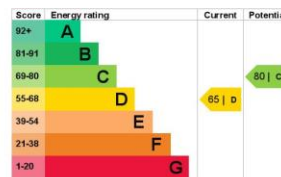
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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



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