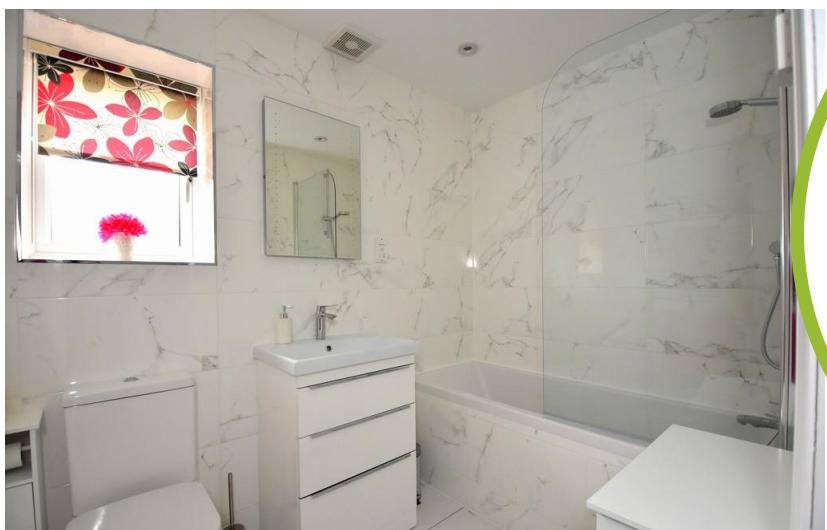


9 Dunningham Drive, Raydon, Ipswich, IP7 5FN



**Freehold**  
Guide Price  
**£450,000**  
Subject to contract  
**Garage and parking**

2 bedrooms  
Open-plan kitchen/dining room  
En-suite and bathroom



Built in 2020 on a select development within the village of Raydon is this detached bungalow offering field views to the rear

# Some details

## General information

Built to a high specification, by Landex Homes in 2020 on this select development within the village of Raydon, is this two bedroom detached bungalow.

The property benefits from a security alarm system, underfloor heating throughout via air source heat pump, en-suite and family bathroom, a garage, parking and field views to the rear.

The reception hall has storage cupboards and doors to all rooms. The sitting room has windows to the rear and side with shutters and blind. The open-plan kitchen/diner has patio doors to the rear garden and a window to the side. The kitchen area has matching base and eye-level units, quartz work tops and sink. Integrated Neff appliances include: oven, microwave, electric induction hob with extractor hood over, dishwasher, washing machine and fridge/freezer.

Bedroom one is located to the front with windows to the front and side with shutter blinds and built-in wardrobes. There is a door to the en-suite with a window to the side and a suite of shower, WC and basin. Bedroom two has a window to the front with shutters blinds and built-in wardrobes. The family bathroom has a suite of bath with shower over, basin and WC.

## Reception hall

### Sitting room

15' x 11' 11" (4.57m x 3.63m)

### Kitchen/dining room

16' 11" x 12' 9" (5.16m x 3.89m)

### Bedroom one

13' 2" x 11' 11" (4.01m x 3.63m)

### Ensuite

8' 4" x 5' 2" (2.54m x 1.57m)

### Bedroom two

12' 9" x 12' 5" (3.89m x 3.78m)

### Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

## Outside

To the front of the property there is block paving providing parking with a small laid to lawn area and side access to the rear garden. The garage has an electric up/over door and a further door to the rear garden.

The rear garden has a spacious patio area with the remainder being predominantly laid to lawn and a decking area to the rear of the garden. There is low panel fencing along with far reaching countryside views.

## Location

The popular village of Raydon is situated to the west of the A12 within easy reach of Colchester and Ipswich. The market town of Hadleigh is located approximately 3 miles and Manningtree, with a main line railway station, is approximately 6 miles away

## Important information

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property. Air source heat pump.

Tenure - Freehold

EPC rating - B

Our ref - RMB

## Directions

Proceed from Ipswich in a southerly direction along the A12 heading towards Colchester. Take the turning for East Bergholt at Junction 31, at the crossroads take a right signposted Hadleigh B1070. Proceed through Holton St. Mary and continue into Raydon and after the s-bend and just before the playing fields, turn right into Dunningham Drive. Follow the road round to the left where after a short distance the property can be found on the right hand side.

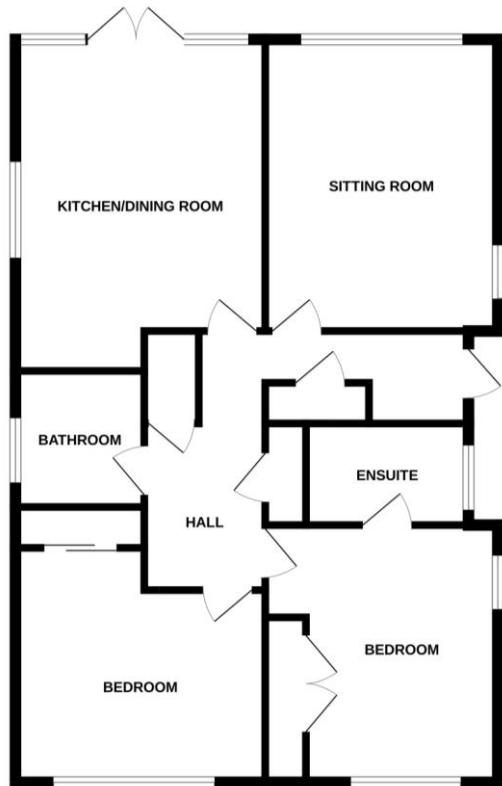
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

**fennwright.co.uk**

## Viewing

To make an appointment to view this property please call us on 01473 232 700



To find out more or book a viewing

**01473 232 700**

[fennwright.co.uk](http://fennwright.co.uk)

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