



Grier & Partners



HARDANGER, WOODLANDS ROAD, RAYDON, IPSWICH,
IP7 5LJ
ASKING PRICE OF £965,000





INTRODUCTION

Enjoying open farmland views to the rear, this very attractive four bedroom family home with well proportioned ground floor accommodation is situated on a quiet road in the village of Raydon. The property totals circa 2,100 sqft and benefits from extensive gated parking, Landscaped private gardens, adaptable living space and double garage complex with cart lodge above. Available with no onward chain.





INFORMATION

Of brick and block cavity construction with rendered elevations under a tiled roof, double glazed windows throughout, heating is via an oil fired boiler (situated to the side of the house) with radiators throughout. The attractively landscaped gardens are a particular feature of the property with farmland views to the rear.

RAYDON

The village of Raydon is within three miles of the market town of Hadleigh offering shopping facilities and other amenities, and only a short drive from the A12 with its excellent road communications to Ipswich, Colchester and beyond. The village enjoys an ancient Parish Church, playing fields, golf club and a village hall. Railway stations at both Manningtree and Colchester provide regular commuter services to London Liverpool Street. Junior school catchment for Stratford St Mary and senior school catchment for East Bergholt High School. Independent schools in Ipswich and Colchester.

SERVICES

Electricity, water and drainage connected to the property, LPG Gas

Babergh District Council 01473 822801

Council Tax Band F





EPC- D

THE ACCOMMODATION INCLUDES: ON THE FIRST FLOOR:

BEDROOM ONE

14' 6" x 13' 6" (4.42m x 4.11m) Window to rear enjoying farmland views, comprehensive range of fitted wardrobes with bedside cabinets, dressing table and chest of drawers. Air conditioning unit. Door to:

EN SUITE WET ROOM

fully tiled with window to rear, walk in shower area with glazed screen, enclosed cistern WC, contemporary wash basin, ladder style heated towel rail.

BEDROOM TWO

13' 1" x 12' 3" (3.99m x 3.73m) Window to front with farmland views, twin fitted wardrobes, air conditioning unit.

BEDROOM THREE

11' 5" x 7' 9" (3.48m x 2.36m) Window to rear with farmland views, air conditioning unit.

BEDROOM FOUR

10' x 8' 3" (3.05m x 2.51m) Window to front, double fitted wardrobe.

BATHROOM

9' 2" x 5' 8" (2.79m x 1.73m) Window to front, contemporary suite include bath with shower over and glazed screen, enclosed cistern WC, wash basin on stand with drawers under, feature spiral heated towel rail, hand dryer, fully tiled walls and floor.

LANDING

circular roof light, return stairs to ground floor, loft access, airing cupboard.

GROUND FLOOR ENTRANCE

via part glazed door with side screen to:

HALL

with stairs to first floor with cupboard under, video entry system to drive gates, doors off.

CLOAKROOM

Window to front, contemporary suite includes WC and wash basin, heated towel rail.

SITTING ROOM

16' 1' x 14' 6' (4.9m x 4.42m) Square bay window to front, feature red brick fireplace with herringbone brick hearth and inset log burning stove, air conditioning unit, double doors to the:

DINING ROOM

14' 6' x 10' 6' (4.42m x 3.2m) Designer radiator, double doors to:

GARDEN ROOM

20' 6' x 16' 6' (6.25m x 5.03m) overall, glazed to three side with twin double doors to the paved terrace and landscaped garden. Oak floor, door to kitchen.

KITCHEN

17' 9' x 12' 5' (5.41m x 3.78m) Window to rear, extensive range of modern fitted wall and base units with drawers and cupboard under a granite work top. Integrated twin stainless steel sinks, dish washer, microwave, oven, coffee machine and American style





UTILITY ROOM

8' 1" x 7' 5" (2.46m x 2.26m) Window rear and stable door to garden, fitted wall and base units to match the kitchen with granite worktop and inset stainless steel sink with directional tap. Plumbing and space for washing machine and tumble dryer. Door to:

FAMILY ROOM

16' 8" x 16' 5" (5.08m x 5m) Square bay to front, window to side, double doors to the rear garden.

STUDY

12' 8" x 9' 1" (3.86m x 2.77m) Window to front.

OUTSIDE

With electric gates with intercom system, the property is approached via a block paved drive with inset spot lighting allowing access to the garage and carport and affording additional parking for several cars. The front garden is laid to lawn with retained box hedging, specimen shrubs and plants. Front and side boundaries are clearly defined by high hedging and wrought iron fencing affording a high level of privacy and security. Gated access to the side to gravel yard with OIL FIRED BOILER and oil tank, further gate to the rear.

REAR GARDEN

is attractively landscaped and planted with paved patio to the rear of the house, retaining fencing with gates leading to the lawn with flower borders, mature shrubs and further seating areas. Paths with low box hedge edging lead under the pergola to the decked area and log cabin with power connected. Clearly defined hedge boundaries to the side, fenced boundary to the rear backing onto farmland.

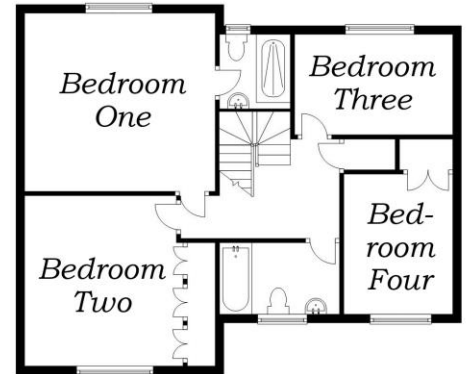
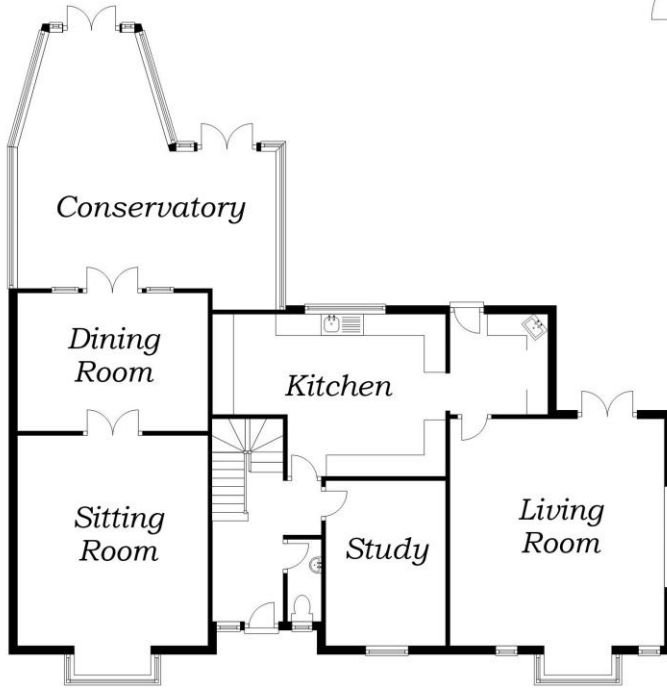
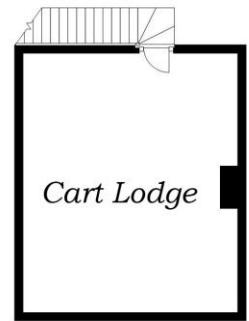
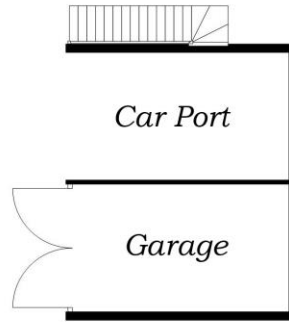
GARAGE

17' 9" x 9' 10" (5.41m x 3m) power connected, double doors to the driveway.

CART LODGE

17' 9" x 8' 7" (5.41m x 2.62m) To the side is a staircase giving access to this well-appointed space.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		