



Grier & Partners



1 BELLS MEADOW, RAYDON, IPSWICH, IP7 5FQ
ASKING PRICE OF £375,000





INTRODUCTION

This modern three-bedroom semi-detached house situated in the well located village of Raydon, combines a rural location with convenience to local facilities, a flexible ground floor layout including kitchen/ dining room, three well sized bedrooms, a single garage and parking for two cars. All within an energy efficient building that benefits from an existing array of solar photovoltaic panels on the South Facing roof. Contact us today to arrange a viewing.



DIRECTIONS

from the A12 heading South take the East Bergholt junction and turn right onto the B1070 towards Hadleigh, passing through the village of Holton St Mary, continue on into Raydon where the property can be found on the right hand side set back from the road behind a maturing hedgerow.

INFORMATION

completed in 2021 to a high standard throughout by local developers V&B Homes and benefiting from a modern construction and particular attention to energy efficiency. Solar photovoltaic panels on the roof provide efficient energy while the heating is provided by a combination LPG gas boiler to radiators on the first floor with underfloor heating on the ground floor. LPG is stored in a large underground tank to the front of the property shared with other residents, individually metered and billed direct with the supplier. Cavity brick and block construction with extensive insulation under a tiled roof again with extensive loft insulation present. Modern electrics via RCD protected consumer unit with solar feed in. Maintenance charge set at £.... annually with owners benefiting from joint directorship of the management company.

RAYDON

The village of Raydon is within two miles of the market town of Hadleigh, 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 field, golf club and a village hall. Railway stations at both Colchester and Manningtree provide regular commuter services to London Liverpool Street. Primary school catchment for Stratford St Mary and high school catchment for East Bergholt High School.

SERVICES

mains water, electric, drainage and broadband are connected to the property. Private LPG gas tanked supply shared in supply with the other residents of Bells Meadow. Local Babergh District Council Contact 0300 123 400. Council tax band - C
Energy Performance Rating - C



THE ACCOMMODATION

completed to high standards throughout, on the first floor:

BEDROOM ONE

12'08 x 10'01 window to the front (South) with views over fields beyond, space for double bed, wardrobes and door into the:

EN-SUITE

8'11 x 3'10 recessed ceiling lights and extractor fan, a spacious en-suite with double width walk in shower with contrast textured tiled walls, further tiled walls to waist height and wood effect flooring, wash basin with vanity unit over and w/c to the side. Heated towel rail and shaver point.

BEDROOM TWO

11'05 x 9'08 window to the rear (North), a double room with space for wardrobes to the full length of the room.

BEDROOM THREE

7'09 x 7'09 window to the rear (North), a generous single room overlooking the garden with ample space for use as an office or nursery bedroom.



FAMILY BATHROOM

7'04 x 6'02 opaque window to the front (South), wood effect flooring and tiled to waist height, cantilevered wash basin with tiled surround, w/c and vanity unit. Panel bath with screen, tiled walls and shower over. Recessed ceiling lights, extractor fan and heated towel rail.

LANDING

10'03 x 6'05 (incl stairwell), loft access, large storage cupboard, doors to all rooms and stairs returning through 180 degrees to the ground floor.



ENTRANCE

from the front porch via secure front door into the:

HALLWAY

16'09 x 4'03 under stairs storage cupboard and doors to ground floor rooms, signature tiled floor extends throughout the kitchen, hall and cloakroom:

CLOAKROOM

6'00 x 3'01 opaque window to the side, hand wash basin, w/c and central light





KITCHEN/ DINING ROOM

16'10 x 10'03 window to the front taking in a great deal of light into the room and space for dining room table and further chair if required. The kitchen itself comprises a range of contemporary wall and base units to three sides under a granite effect work surface with inset sink, drainer and Neff induction Hob with extractor over. The kitchen has an abundance of storage and provision for the integrated washing machine, dishwasher, fridge, freezer and double eye level ovens. Recessed ceiling lights and down lighters under the wall units complete this charming room.



SITTING ROOM

17'10 x 11'03 window to the rear and glazed double doors open out onto the terrace and rear garden, light oak effect flooring, This flexible space has scope to be configured as required be it as a dining and sitting space or as a generous living area.

OUTSIDE

generous gardens to the front and the

REAR GARDEN

takes in a Northerly aspect but enjoys afternoon and evening sunshine from its Western elevation. The garden itself is generous in size with a terrace across the width of the rear of the property providing ample shaded dining space. Well defined fence boundaries to all sides and gated access back through to the:

FRONT GARDEN

laid to lawn with a maturing hedge providing screening from the visitor parking spaces. Pathway to the front door from the block paved parking ahead of the garage. Additional parking to the side gives space for a total of three/four vehicles if required.



GARAGE

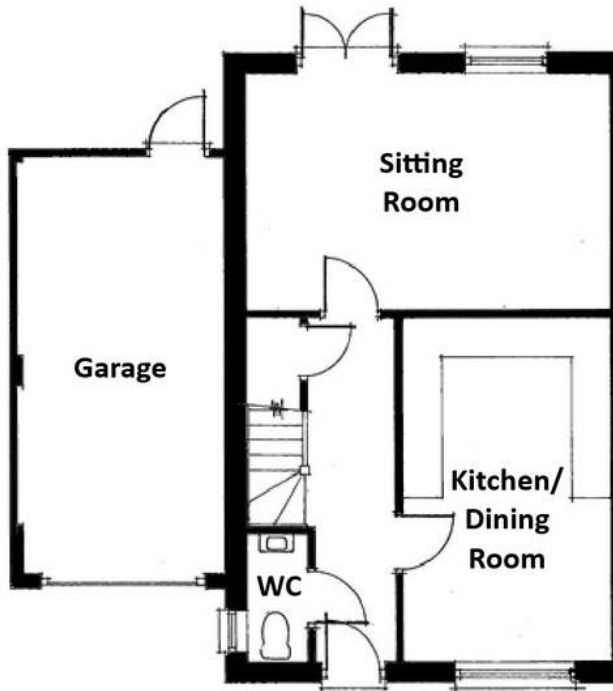
20'06 x 10'02 electric up and over door to the front and glazed personal door to the rear garden and terrace. Rafter storage space, wall mounted LPG Gas boiler, power and light are connected to the space.







Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		