



Rowan Cottage | 42 Old Ipswich Road | Claydon | IP6 0AB

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# Rowan Cottage, 42 Old Ipswich Road, Claydon, Suffolk, IP6 0AB

*“A delightful two-bedroom semi-detached cottage occupying an enviable position in this popular Suffolk village with enclosed cottage gardens.”*

## Description

A charming two-bedroom semi-detached cottage offered in excellent condition within the ever popular, accessible Suffolk village of Claydon with its wide range of amenities.

Notable benefits include an enviable position on a no through road as well as private enclosed cottage gardens.

## 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 in more detail comprises:

Front door to:

**Sitting Room/Dining Room** Approx 21'4 x 12'4  
(6.51m x 3.75m)

### Sitting Room

A spacious, light and airy space with feature wood burning stove with brick surround, window to front aspect, oak flooring, built-in shelving, open studwork and step down to:

### Dining Room

Wood flooring, stairs rising to the first floor, window to side aspect and housing for oil fired boiler. Door to:

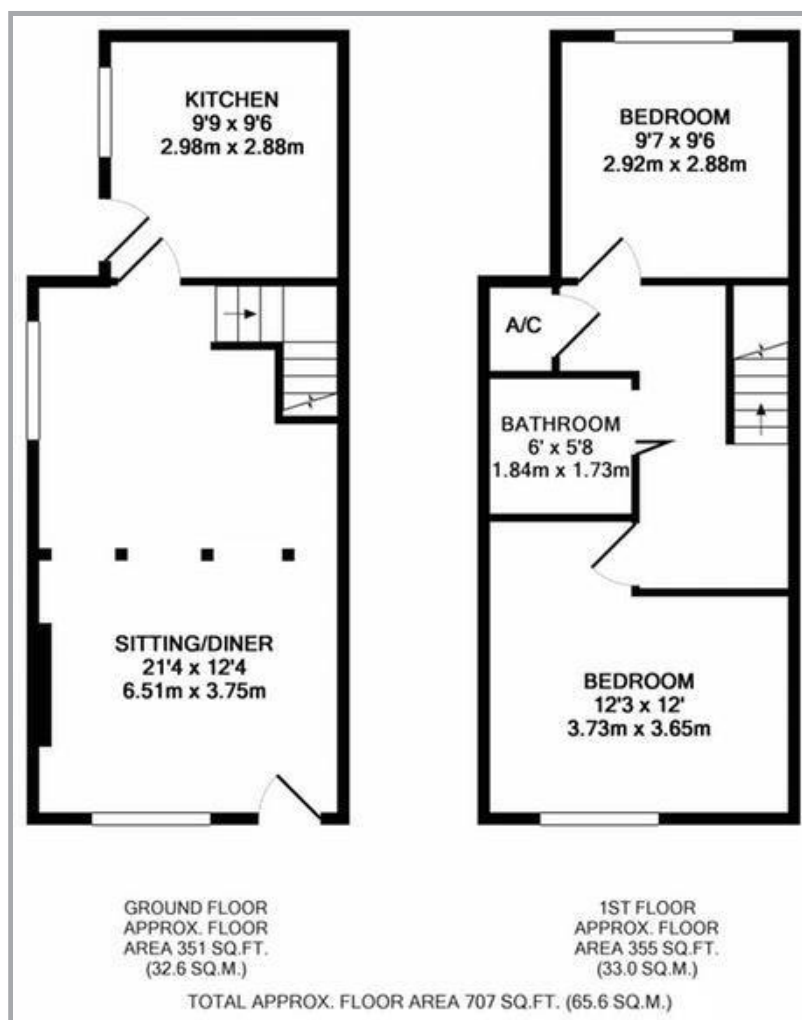
**Kitchen** Approx 9'9 x 9'6 (2.98m x 2.88m)

Fitted with a matching range of wall and base units with wooden worktops over and inset with ceramic sink, drainer and chrome mixer tap. Integrated appliances include a Range Master stove with four ring hob and extractor over. Space for dishwasher, washing machine and fridge/freezer. Spot-lights, tiled flooring, window to side aspect and personnel door to side.

### First Floor Landing

Access to loft, door to airing cupboard housing hot water cylinder and doors to:





**Master Bedroom Approx 12'3 x 12' (3.73m x 3.65m)**

Double room with window to front aspect.

**Bedroom Two Approx 9'7 x 9'6 (2.92m x 2.88m)**

Window to rear aspect.

**Family Bathroom**

Well-appointed white suite comprising w.c, hand wash basin set into a vanity unit with storage under, panelled bath with shower attachment over, Karndean flooring, partly tiled walls, frosted window to side aspect, spot-lights and extractor.

**Outside**

The property occupies an enviable position on a no through road, which the property is slightly set back from. To the rear are private enclosed well-maintained gardens, which benefit from access along the side of the house and incorporates a more recently added lean-to covered space ideal for a variety of uses. The grounds are partly lawned and partly paved and incorporate a small selection of raised beds. The boundaries are predominately defined by fencing. Also incorporated within the plot is a brick-built store.

**Local Authority**

Mid Suffolk District Council

**Council Tax Band – B**

**Services**

Mains water, drainage, and electricity. Oil fired central heating.



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**Energy performance certificate (EPC)**

42 Old Ipswich Road Claydon IPSWICH IP6 0AB	Energy rating <b>E</b>	Valid until: 11 April 2034
		Certificate number: 0941-1209-7504-0950-1704

Property type	Semi-detached house
Total floor area	67 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 rating and score**

This property's energy rating is E. It has the potential to be B.

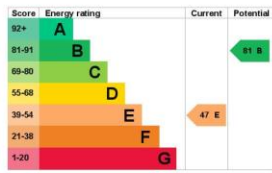
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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