



Grier & Partners



STRETTONS, WATER FARM DRIVE, RAYDON, IP7 5JD
ASKING PRICE OF £520,000





INTRODUCTION

situated in a private position and yet benefiting from a warm and welcoming neighbourhood, this well proportioned bungalow offers three generous bedrooms, sitting room and a 230 square foot kitchen & dining room overlooking the garden. Furthermore a double garage and garden that overlooks Raydon Church complete this charming village home. Contact us to arrange a viewing today.



DIRECTIONS

from the A12 heading North take the East Bergholt junction and turn right onto the B1070 towards Hadleigh, passing through the village of Holton St Mary, continue on until you reach Raydon. Once in the village continue on past the King George's Playing fields on the right then Noakes Road on the left, travel another 200 yards and turn left onto Water Farm Drive, continue on the gravelled driveway past properties on your right and left and the bungalow can be found at the rear of this small development on the right hand side.



INFORMATION

of brick and block construction under a tiled roof with rendered elevations, the property benefits from a good level of insulation throughout including cavity wall insulation. Electrics are provided by a RCD protected consumer unit. Heating is a wet system via an oil fired boiler to radiators throughout the property and hot water via cylinder. Windows and doors are UPVC sealed units throughout. The property is fitted with a full alarm system. Access via private driveway to extensive parking.



RAYDON

the village 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 pavilion. Railway stations at both Manningtree and Colchester provide regular commuter services to London Liverpool Street. Junior school catchment for Hadleigh and Stratford St Mary and senior school catchment for East Bergholt and Hadleigh High School. Independent schools in Ipswich and Colchester.



SERVICES

mains water, electric and drainage are connected to the property. Local Babergh district council contact 0300 2345 00, Council Tax Band – D - Energy Performance Rating – D - .

ACCOMMODATION

over a single floor and offering extensive flexible space.

BEDROOM ONE

11'02 x 10'10 window to the rear (West) overlooking the garden, full width built in wardrobes with storage above, door to the:



EN-SUITE SHOWER ROOM

6'05 x 5'02 opaque window to the side (North), tiled floor and walls to waist height, built in vanity unit to the side with storage, concealed cistern w/c and inset wash basin, generous corner shower, heated towel rail and extractor fan.

BEDROOM TWO

10'11 x 10'01 window to the side (North) looking out over the vegetable garden, built in dual wardrobes to the rear, a spacious second bedroom.

BEDROOM THREE

10'05 x 8'05 window to the front (East), a generous third bedroom with space for a double bed if required.

FAMILY BATHROOM

7'00 x 6'03 opaque window to the front, tiled walls to waist height, vanity unit to the front with inset wash basin, concealed cistern w/c and storage, inset panel bath with folding screen and a shower over, heated towel rail and extractor fan complete this spacious bathroom.

SITTING ROOM

16'11 x 12'08 a well proportioned room with granite backed fireplace, glazed double doors flanked by windows to the rear opening into the:

CONSERVATORY

13'07 x 6'06 glazed to two sides over a brick plinth overlooking the garden, wood effect flooring and internal window looking back into the dining area, double doors to the side lead out into the back garden.

KITCHEN & DINING ROOM

22'03 x 10'05 this open plan space benefits from windows to the side and rear alongside glazed double doors out onto the rear terrace. Kitchen area benefits from a range of wall and base shaker style units providing ample storage space and provision for the integrated washing machine, dishwasher, fridge and freezer alongside space for the electric Rangemaster cooker and hob. Granite work surfaces to three sides providing ample preparation space, inset composite sink and drainer and tiled splash backs. The room opens into the dining area with views out over the garden and towards the village church, a wonderful setting for this charming home.





OUTSIDE

to the rear of the property the garden is laid to lawn with extensive and well stocked flower beds to the rear and sides of the garden, featuring a range of plants from emerging daffodils to established roses and more, an area of terrace adjacent to the rear of the property enjoys afternoon and evening sunshine. The garden has the great benefit of overlooking Raydon village church and its well maintained churchyard a rural and pretty outlook that wonderfully compliments the property.



To the side of the property the fenced boundary is further defined by a mature Victoria plum tree trained against the fence, this overlooks productive and well stocked vegetable beds and garden shed. Gated access to the extensive front driveway and parking area and from the parking area double doors open into the garage.

The front garden is well stocked with flowering plants and mature shrubs. Access to the property is via Water Farm Drive this private road is initially shared in terms of access and maintenance responsibilities between the four properties, however the final section driveway down to the property is jointly maintained by Strettons and the adjoining property.



DOUBLE GARAGE

17'07 x 17'06 personal door from the side garden and dual electric up and over doors to the front. A well sized garage with power and light connected. Oil tank situated to the rear of the garage, capacity of 1225 litres.

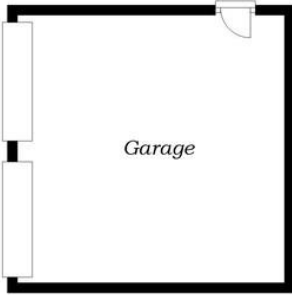






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LAND AND ESTATE AGENTS



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