

10 Hereford Drive, Claydon, Ipswich, IP6 0BF



6 bedrooms  
Open plan kitchen/dining room  
Bathroom, cloakroom & 2 en-suites  
No onward chain

**Freehold**

Guide Price

**£425,000**

Subject to contract

**Popular village location**



## Some details

### General information

A well presented three storey family house in the sought after and desirable location of Woodland Rise development, conveniently situated within walking distance of the village primary school and Claydon High School.

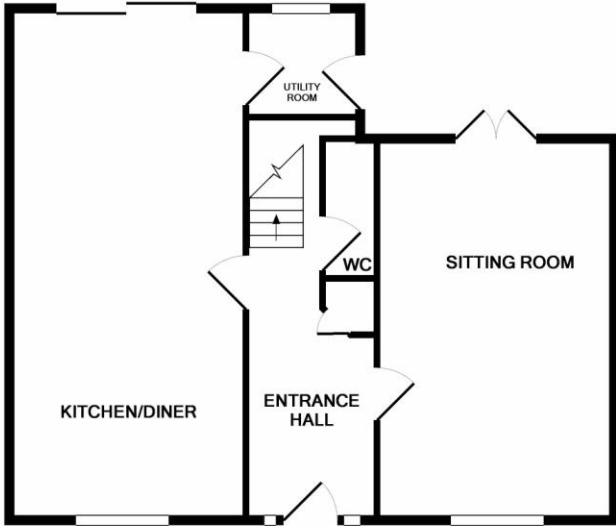
Upon entering is the generous entrance hall with stair flight to the first floor and door to the cloakroom with wash hand basin and WC. There is an impressive sitting room with a central featured cast iron fireplace with wood surround and coal effect gas fire and French doors leading out to the rear garden. Adjacent to the hallway is an open kitchen/breakfast room with bi-fold doors to the rear garden and a further window to the front. The kitchen is comprehensively fitted with base units under worktops, an integrated NEFF dishwasher, freezer and larder fridge and Rangemaster 5 ring gas hob with double oven and grill. There is Oak flooring and a door giving access to the utility room where there is plumbing for a washing machine and the wall mounted gas fired boiler with a further door giving access to the outside.

On the first floor is the landing giving access to three bedrooms and the family bathroom. The master bedroom is to the front of the property with fitted shutters and built in double door wardrobes. A door gives access to the ensuite shower room with a three piece suite. Bedroom two is also to the front and benefits from built in double door wardrobes with bedroom three overlooking the front garden. The family bathroom comprises a three piece suite.

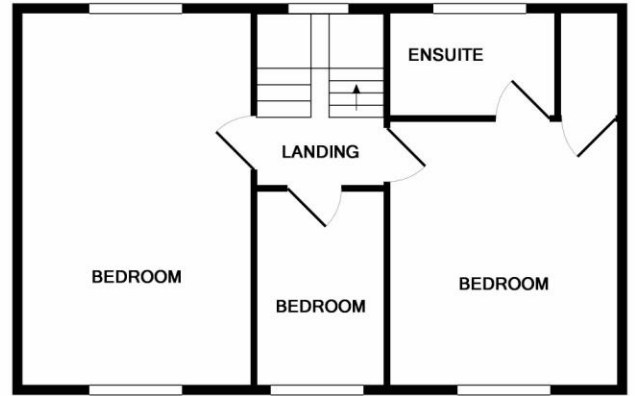
From the landing is a further staircase to the second floor with bedroom four being to the front with fitted shutters, built in cupboard and door giving access to ensuite shower room with a three piece white suite. There are two further bedrooms with bedroom five having a double aspect and bedroom six being to the front.



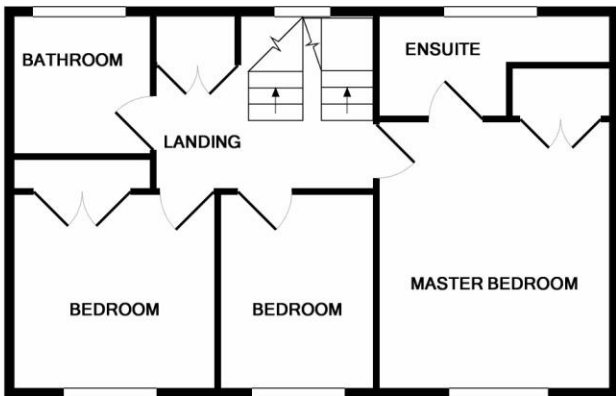
This well presented three storey detached family home is situated in the sought after location of Woodland Rise, close to the village centre.



GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Entrance hall**

**Sitting room**

18' 7" x 11' 7" (5.66m x 3.53m)

**Kitchen/breakfast room**

25' 0" x 11' 7" (7.62m x 3.53m)

**Utility room**

5' 6" x 5' 4" (1.68m x 1.63m)

**Cloakroom**

**Landing**

**Master bedroom**

13' 5" x 11' 7" (4.09m x 3.53m)

**Ensuite**

11' 6" x 4' 9" narrowing to 2' 6" (3.51m x 1.45m)

**Bedroom two**

10' 4" x 10' 0" (3.15m x 3.05m)

**Bedroom three**

9' 10" x 9' 9" (3m x 2.97m)

**Bathroom**

7' 0" x 6' 3" (2.13m x 1.91m)

**Landing**

**Bedroom four**

13' 3" x 11' 7" (4.04m x 3.53m)

**Ensuite**

8' 0" x 4' 10" (2.44m x 1.47m)

**Bedroom five**

18' 8" x 11' 7" (5.69m x 3.53m)

**Bedroom six**

9' 10" x 6' 6" (3m x 1.98m)



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Particulars for 10 Hereford Drive, Claydon, Ipswich, IP6 0BF

### **The outside**

To the front of the property there is a block paved driveway with electrically operated wrought iron gates giving access to a private shared driveway with off-road parking and the single garage with up and over door. The rear garden has been beautifully landscaped with different tiered patios, separate lawn areas with attractive flower/shrub beds. There is a vegetable garden and greenhouse enclosed by a red brick wall and panelled fencing.

### **Where?**

The property is situated to the east of Claydon which is a well equipped village lying next to the River Gipping. The village has superb facilities including a primary school and Claydon High School, as well as a post office, general store and two public houses. It is also convenient being alongside the A14 for direct access to Bury St Edmunds and Cambridge and Ipswich and Felixstowe.

Ipswich, the county town of Suffolk situated on the River Orwell, is also close at hand and offers a wide range of shopping and recreational facilities. For the commuter there are mainline railway stations direct to London Liverpool Street from both Ipswich and Stowmarket.

### **Important information**

Services - mains gas, electricity, water and drainage are connected to the property.

Tenure - Freehold.

Council tax band E.

EPC rating TBC.



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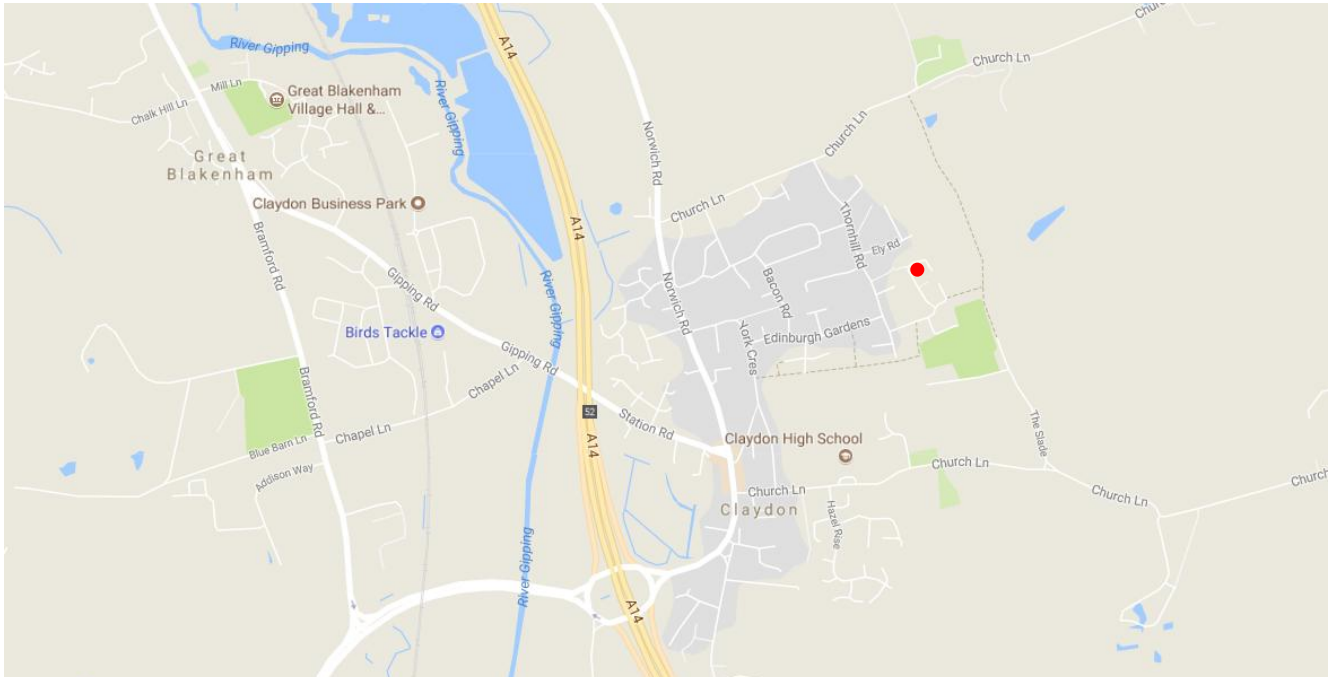
### **Further information**

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

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### **Viewing**

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



## Directions

From Ipswich, proceed north west along the A14 towards Bury St Edmunds. At Junction 52, take the Bramford/Great Blakenham/Claydon turn off. At the roundabout, take the 4th exit to Claydon. Proceed into the village and turn right onto Church Lane and left onto York Crescent. Take the next right onto Edinburgh Gardens and at the top turn right onto Thornhill Road. Take the first left onto Exeter Road and left again onto Hereford Drive where the property can be found on the right hand side.

To find out more or book a viewing

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Particulars for 10 Hereford Drive, Claydon, Ipswich, IP6 0BF

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