



Rock Estates



29 Hereford Drive  
Claydon, IP6 0BF

Guide price £525,000



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## 29 Hereford Drive

, Claydon, IP6 0BF

Situated in the popular village of Claydon is this substantially sized detached, family home. Offering space for all the family with multiple reception rooms, a modern family kitchen/ dining space and five bedrooms all spread across three floors.

The property benefits from picturesque views due to its enviable position at the end of the cul-de-sac and overlooking green and meadow areas. As you enter the property there is a spacious hallway, handy cloakroom, and plenty of storage cupboards. The kitchen/dining room is a great size and a real sociable space, perfect for hosting family get togethers. The space continues to flow as the dining area opens up to the family room which provides direct access to the rear garden. The main living room is a bright room with dual aspect views to the front and back of the property. To the first floor there are three bedrooms and a family bathroom. The main bedroom benefits from an ensuite and built in wardrobes. To the second floor there are a further two double bedrooms both serviced by a shared shower room.

The private rear garden wraps around the property and is enclosed with wooden fencing along with a number of mature trees. The rear garden is partly laid to lawn, and offers multiple seating areas such as the paved patio area and a raised decking area.

The village of Claydon offers a range of shops including post office, pharmacy, hairdressers, public houses and primary and secondary schooling. It is also located with good access to the A14 trunk road providing access in an easterly direction to the A12 and Felixstowe or a westerly direction to Bury St Edmunds, Cambridge. The Suffolk county town of Ipswich offers a wider range of facilities including mainline railway link to London's Liverpool Street.





**Entrance Hallway**

Part double glazed entrance door. Two double glazed windows to the front. Built in storage cupboards. Stairs to the first floor. Dado rail. Coving. Two Radiators.

**Cloakroom**

Low level W.C. Vanity unit with inset basin and cupboard below. Tiled splash back. Extractor fan. Vinyl tile effect flooring.

**Living Room**

17'9" x 16'7" (5.43 x 5.06)

Double glazed sash window to front. Bi-fold doors to the rear garden with electric fitted blinds. Laminate flooring. Inset coal effect gas fire with decorative surround and hearth. TV point. Coving. Two radiators.

**Kitchen/Diner**

Double glazed sash window to front and double glazed window to rear. Range of wall and floor mounted units and drawers. Laminate worktop. Tiled splash back. Integrated electric oven, gas hob and extractor hood above. Inset ceramic sink with 1 1/2 drainer and mixer tap over. Integrated dishwasher. Integrated fridge/freezer. Laminate flooring. Coving. Telephone point. Opens to:

**Family Room**

Double glazed sash window to front. Double glazed patio doors to rear garden. Laminate flooring. Radiator.

**Utility Room**

Double glazed window to rear. Door to the rear garden. Laminate worktop with space and plumbing below for washing machine and tumble dryer. Tiled splash back. Wall mounted gas fired boiler. Radiator.

**Landing**

Dado rail. Airing cupboard housing the hot water tank and extra storage space. Radiator. Stairs to second floor. Doors to:

**Bedroom One**

Double glazed sash window to front. Built in wardrobe. Coving. Radiator. Door to:

**Ensuite**

Double obscure glazed window to rear. Walk in shower. Low level W.C. Vanity unit with hand wash basin and cupboard below. Electric shaver socket. Chrome heated towel rail. Fully tiled walls. Tiled floor. Extractor fan.

**Bedroom Four**

Double glazed sash window to front. Built in wardrobe. Coving. Radiator.

**Bedroom Five**

Double glazed sash window to front. Coving. Radiator.

**Second Floor Landing**

Octagonal window to rear. Velux window. Doors to:

**Bedroom Two**

Double glazed dormer window to front. Two velux windows to the rear with built in blinds. Loft hatch. Radiator.

**Bedroom Three**

Double glazed dormer window to front. Two Velux windows to rear with built in blinds. Radiator.

**Shower Room**

Velux window. Low level W.C. Pedestal wash basin. Shower cubicle. Electric shaver socket. Extractor fan. Radiator.

**Rear Garden**

The private rear garden wraps around the property and is enclosed with wooden fencing along with a number of mature trees. The rear garden is partly laid to lawn, and offers multiple seating areas such as the paved patio area and a raised decking area.

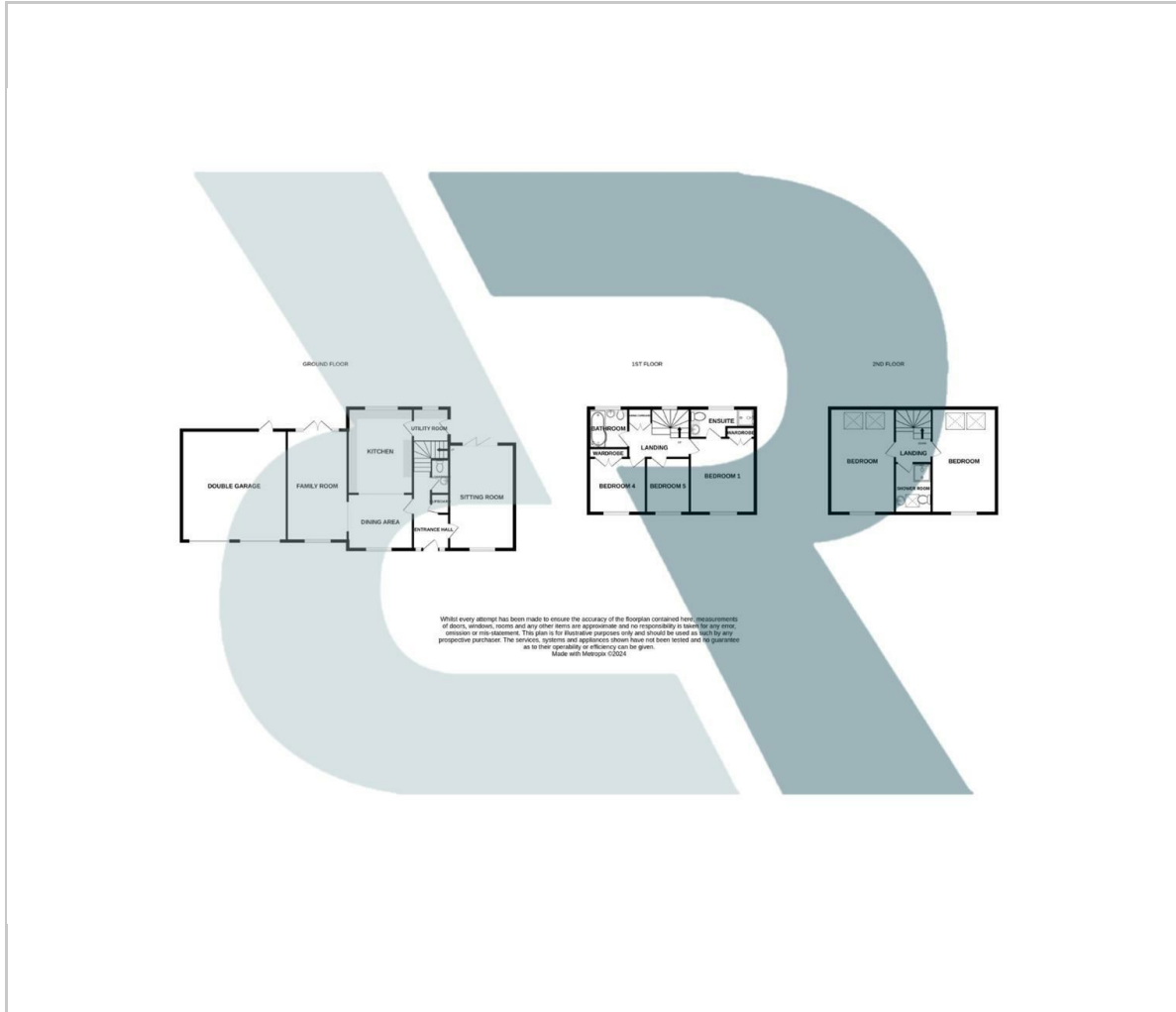
**Double Garage & Parking**

Two up and over doors to the front and private door providing access to the rear garden. Light and power connected.

Off road parking for a number of vehicles. EV charging point.



## Floor Plan



## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Rock Estates Suffolk Ltd, Unit 3 Chesters, Coddendam Road., Needham Market, Suffolk, IP6 8NU  
Tel: 01449 723441 Email: [info@estatesrock.co.uk](mailto:info@estatesrock.co.uk) [www.rrea.co.uk](http://www.rrea.co.uk)

## Area Map



## Energy Efficiency Graph

