



Rock Estates



Hereford Drive

Claydon, Ipswich, IP6 0BF

£550,000



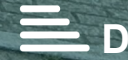
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Hereford Drive

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- Detached Family Home
 - Spacious Living Room
 - Ensuite to Master Bedroom
 - Off Road Parking
 - Close to Schools & Local Amenities
- Modern Kitchen/Diner
 - Five Bedrooms
 - Landscaped Rear Garden With Shepherds Hut
 - Double Garage
 - Popular Claydon Village Location

Spacious and Elegant Family Home in the Heart of Claydon Village

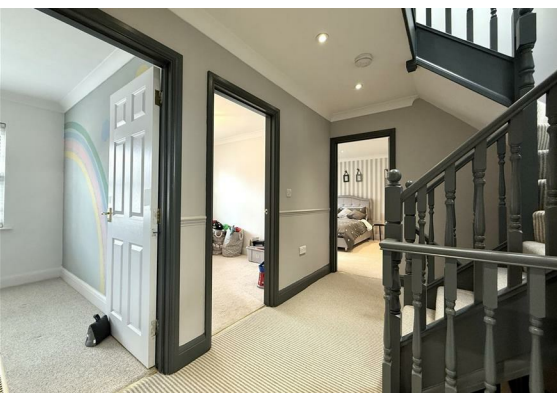
Occupying a delightful position within walking distance of local amenities, this substantial three-storey family home offers spacious, flexible, and beautifully presented accommodation, perfect for modern family living.

Inside, the home is tastefully decorated and thoughtfully laid out, featuring a generous dual-aspect sitting room with a central fireplace and French doors opening onto the rear garden. At the heart of the home is an impressive open-plan kitchen/breakfast/family room, fully fitted with gloss cupboards and drawers and built-in appliances. In addition there is also a convenient utility room, with space and plumbing for appliances. The layout of the kitchen/diner makes it an ideal space for both everyday living and entertaining.

The accommodation is set across three floors and includes five well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and a stylish en-suite. The second floor comprises two additional double bedrooms and a central shower room, providing excellent space for guests, or home office use. Outside, the property boasts a beautifully established rear garden with a desirable south-westerly aspect, offering privacy and plenty of sun, ideal for outdoor dining and family activities. The property also benefits from a double garage and off road parking for a number of vehicles.

Located in the sought-after village of Claydon, the property benefits from convenient access to a range of local amenities including a post office, pharmacy, public houses, and both primary and secondary schools. Just three miles away lies the county town of Ipswich, offering a broader range of facilities, including a mainline rail service to London's Liverpool Street. The nearby A14 provides excellent transport links eastward to the A12, Ipswich and Felixstowe, and westward to Bury St Edmunds, Cambridge, and the Midlands.





Entrance Hall

Oak effect LVT flooring. Spotlights. Coving. Cupboard. Stairs to first floor. Doors to:

Kitchen/ Diner

24'10" x 11'7" (7.58 x 3.54)

Double glazed sash windows to front. Double glazed windows to rear. Range of wall and floor units and draws. Wood effect worktop. Inset ceramic sink with mixer tap over. Part tiled walls. Gas hob with extractor hood over. Integrated oven. Space for fridge/freezer. Spotlights. Coving. Radiator. Tiled oak effect flooring. Door to:

Utility Room

5'6" x 5'2" (1.68 x 1.58)

Double glazed window to rear. Range of wall and floor mounted cupboards. Wall mounted cupboard housing boiler. Wood effect worktop. Space and plumbing for washing machine and tumble dryer. Tiled oak effect flooring. Spotlights. Coving. Extractor fan.

Living Room

18'9" x 11'7" (5.72 x 3.55)

Double glazed sash window to front. Double glazed patio doors with side windows opening to the rear garden. Gas fire with surround. Oak effect LVT flooring. Spotlights. Coving, Radiator.

Cloakroom

Low level W.C. Wall mounted hand wash basin with tiled splash back. Tiled floor. Coving. Spotlight. Extractor fan.

First Floor Landing

Airing cupboard. Coving. Spotlights. Stairs to second floor. Doors to:

Bedroom One

13'2" x 11'7" (4.02 x 3.55)

Double glazed sash window to front. Built in cupboard. TV point. Spotlights. Coving. Radiator. Door to:

Ensuite

Double glazed window to rear. Shower cubicle with rainfall shower. Low level W.C. Wall mounted vanity unit with inset sink and drawers below. Tiled walls and floor. Coving. Spotlights. Extractor fan. Grey heated towel rail.

Bedroom Four

10'4" x 9'3" (3.16 x 2.84)

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

Bedroom Five

9'3" x 7'8" (2.84 x 2.34)

Double glazed sash window to front. Coving. Radiator.

Bathroom

Double glazed window to rear. Low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment. Tiled walls and floor. Extractor fan. Coving. Spotlights. Chrome heated towel rail.

Second Floor Landing

Double glazed window to rear and Velux. Coving. Spotlights. Doors to:

Bedroom Two

14'10" x 11'7" (4.54 x 3.54)

Double glazed window to front. Two velux windows to rear. Coving. Radiator.

Bedroom Three

14'11" x 11'6" (4.57 x 3.52)

Double glazed window to front. Two velux windows to rear. Coving. Loft hatch. Radiator.

Shower Room

Velux window to front. Shower cubicle. Low level W.C. Wall mounted hand wash basin with tiled splash back. Part tiled walls. Shaver point. Tiled floor. Extractor fan. Coving. Spotlights. Radiator.

Rear Garden

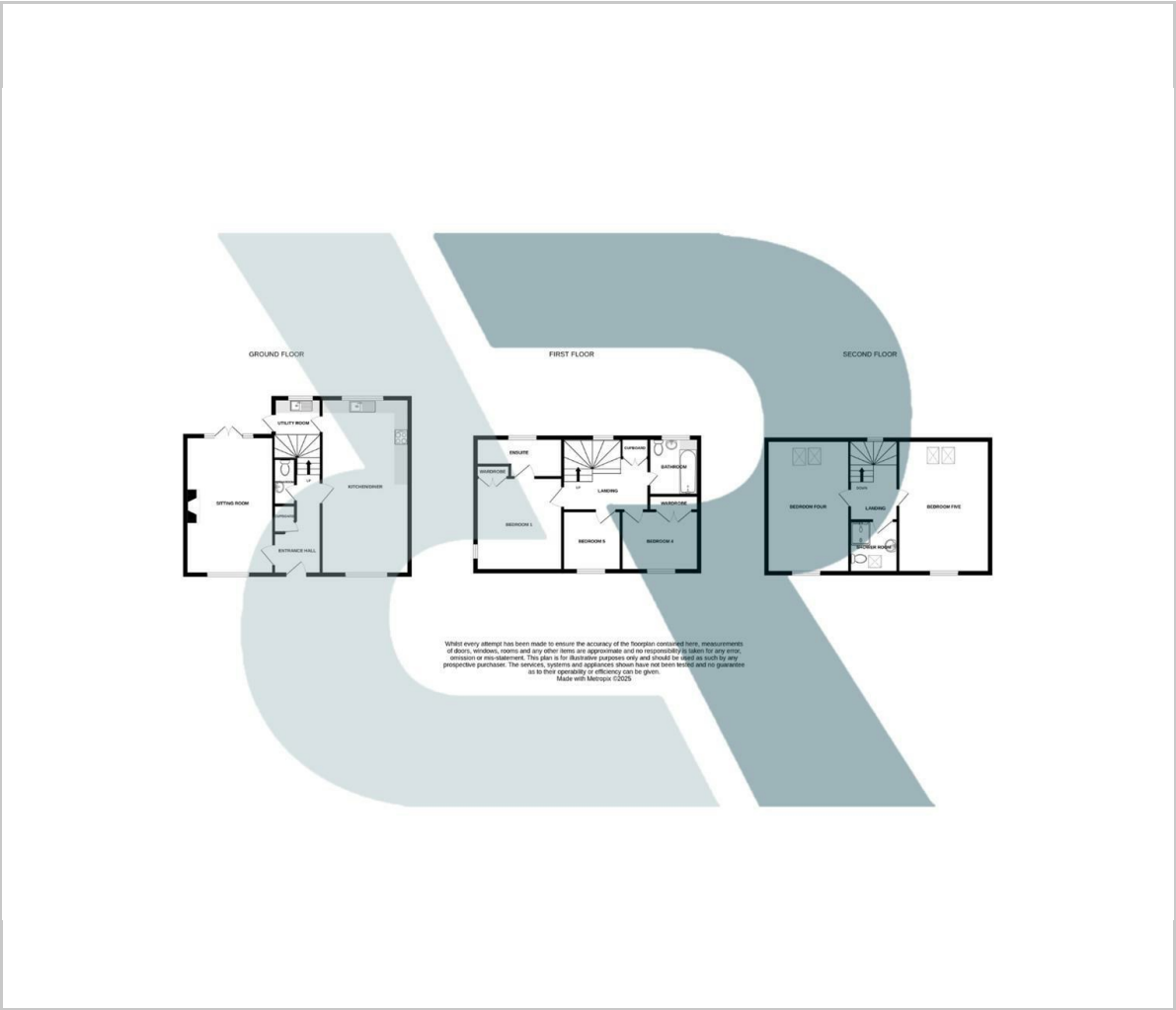
The large rear garden has been thoughtfully landscaped, whilst being predominantly laid to lawn there is a spacious patio area. Steps up the garden lead to a further seating area conveniently positioned next to the shepherds hut which now houses a bar and further seating space. The garden has been tastefully landscaped with mature trees, plants and bushes adding to the gardens privacy. The garden is fully enclosed with wooden fencing and offers access to the front via a side gate.

Garage & Parking

This spacious family home also boasts a detached double garage, with private door entry from the garden as well as two up and over doors to the front. The garage also benefits from power and light connected.

The property also benefits from off road parking for multiple vehicles.

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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Area Map



Energy Efficiency Graph

