



Thornhill Road, Claydon,
£275,000

A brilliant opportunity to acquire this well proportioned three bedroom semi detached established house with driveway and garage located in the village location with access to local facilities and A12/A14.

Property

Well situated within the village of Claydon, with ease of access to the A14 road links for Ipswich and the A12 through to Essex, a well presented 3 bedroom semi detached family house positioned within the catchment of Claydon Primary and Claydon pre-school. Boasting a rear garden with southerly aspects, private parking and single garage to the rear boundary, the front of the property is located on a pedestrian walk through off of the main highway. Internally, the property offers a well fitted modern kitchen/dining room overlooking the garden, modern bathroom, gas central heating with recently installed boiler and HIVE control system.

Entrance hall

Radiator. Stairs to first floor. Door off to:

Sitting room

16'7" x 12'10" red to 10'9" (5.07 x 3.92 red to 3.28)

Window to front aspect. Radiator. Door off to:

Kitchen/dining room

Fitted with range of matching eye level and base units, fitted eye level oven, gas hob with extractor hood over, stainless steel drainer sink unit, spaces for undercounter appliances. Wall mounted gas boiler. Window to rear. Door to outside. Door to under stair storage cupboard. Double doors to garden.

Landing

Access to loft space (part boarded). Radiator. Window to side aspect. Radiator. Doors off to:





Bathroom

Window. Fitted modern suite comprising with panel bath, shower screen and shower over. Pedestal wash hand basin and WC. Extractor. Towel radiator.

Bedroom 1

14'4" x 9'11" (4.37 x 3.03)

Window to rear. Radiator.

Bedroom 2

13'11" x 9'10" red to 8'1" (4.26 x 3.02 red to 2.47)

Window to front aspect. Radiator.



Bedroom 3

7'11" x 7'3" (2.43 x 2.22)

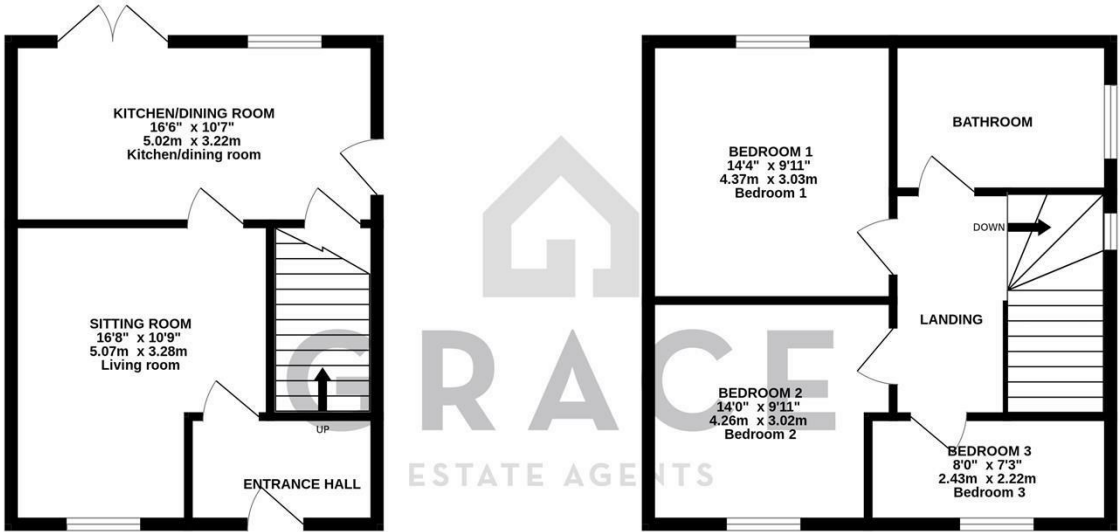
Window to front aspect. Radiator.

Outside

The front of the property is approached by paved pathway, with turfed frontage and side beds accessed from a pedestrian pathway. The rear garden is paved patio immediately to the double doors from the kitchen, established shrubs and side beds. Outside tap and external power socket. Steps and pathway up to raised further garden area with raised beds, pedestrian door to garage. Close board fencing, gate to rear driveway with access onto driveway providing off street parking, single garage up and over door.



GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.



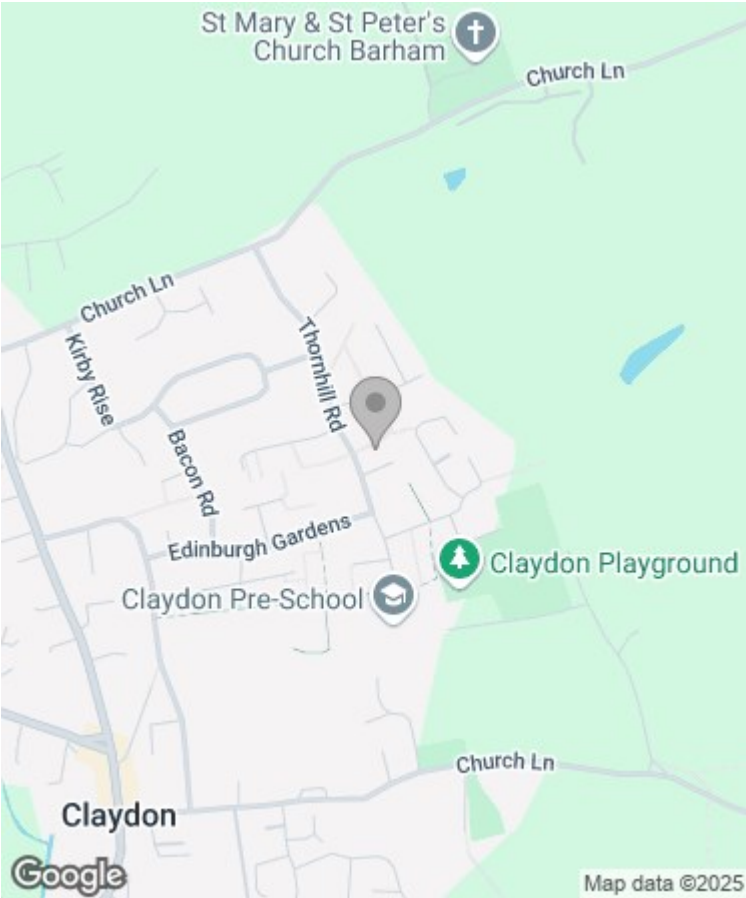
TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	