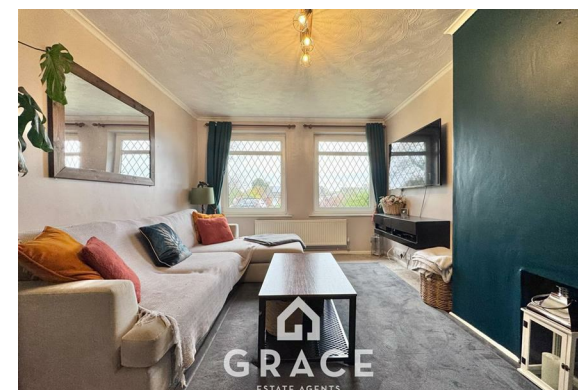




Lincoln Gardens, Ipswich,
£270,000

- Semi-Detached Bungalow
- 2/3 Double Bedrooms
- Spacious Rear Garden
 - Garage Enbloc
 - Off Road Parking
- Recently Fitted Bathroom
 - Hive Heating
 - Claydon Village



A charming 2/3 bedroom family home situated in the heart of Claydon. Boasting a generously sized rear garden and a garage for convenient off-road parking. Ideally located close to local amenities, this home combines practical family living with a desirable village setting.

The Property

This well-presented semi-detached bungalow is ideally situated in the popular village of Claydon, offering a comfortable and versatile home perfect for families or downsizers alike.

The property features 2/3 double bedrooms, a welcoming lounge to the front providing a bright and spacious living area ideal for relaxing or entertaining. To the rear, the bungalow has been extended, providing a generous kitchen area and an additional bedroom or flexible living space to the side.

The bathroom was renovated to a high standard in 2023, and a new boiler was installed the same year, complemented by Hive smart heating throughout the property for modern convenience and energy efficiency.

Outside, the property boasts a large south and east-facing garden, offering excellent sunlight throughout the day — perfect for outdoor dining, gardening, or family activities. A new fence line installed in 2024 provides both privacy and a fresh, well-maintained appearance.



Location

Situated in the sought-after village of Claydon, this property enjoys an excellent position just a few miles north of Ipswich, offering the perfect balance of village living with convenient access to town amenities and transport links.

Claydon provides a welcoming community atmosphere with a good range of local facilities including a primary school, high school, village shop, post office, pharmacy, hairdressers, and several public houses. The village also benefits from easy access to open countryside and scenic walks along the River Gipping, ideal for those who enjoy outdoor pursuits.

Transport connections are excellent — the A14 and B1113 are nearby, offering direct routes to Ipswich, Bury St Edmunds, and the A12 for London and the coast. Ipswich railway station provides regular services to London Liverpool Street, while local bus services link Claydon to surrounding villages and towns.

Entrance Hall

Tiled porch with internal door leading to the hallway. Wood effect flooring and doors leading to:

Lounge/Diner

14'6" x 10'9" (4.42m x 3.28m)

A bright and spacious living area with two double glazed windows overlooking the front aspect, carpeted throughout.

Bedroom One

15'7" x 10'9" (4.75m x 3.28m)

Overlooking the rear garden, the double bedroom provides built-in wardrobes with a dressing table space, carpeted throughout.

Bedroom Two

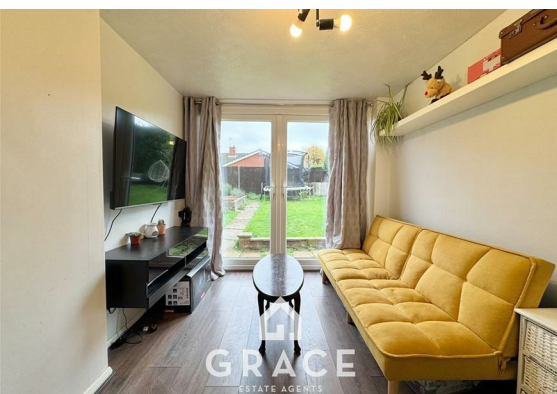
16'2" x 8'3" (4.95m x 2.52m)

Comprising the side extension, this versatile room is currently utilised as a third bedroom/snug with dual aspect. With wooden effect flooring throughout and French doors opening to the rear patio.

Bedroom Three

9'4" x 8'8" (2.86m x 2.65m)

To the front aspect of the property, carpeted throughout.



Kitchen

15'1" x 8'8" (4.61m x 2.65m)

Partially extended to the rear, the kitchen comprises a range of wall and base units, tiled flooring, integrated electric hob with glass splashback, eye level double oven, composite 1.5 bowl sink with mixer tap, space for fridge freezer, washing machine and dishwasher. Window overlooking rear garden and doors to rear garden and Bedroom 3.

Family Bathroom

7'2" x 6'0" (2.20m x 1.85m)

Remodelled in 2023, the modern bathroom is fully tiled, with white combination vanity basin and WC, bath with overhead rain shower and handheld. Window to side aspect and black towel heater.

Outside

The property benefits from a generously sized rear garden spanning approx. 26m in length to the side and approx. 17m wide. Benefitting from south- and east-facing aspects, providing a bright and inviting outdoor space. Mainly laid-to-lawn and is complemented by a paved patio area. A raised timber sleeper area is currently laid with artificial grass and a sandpit. A concrete path leads to the garage en bloc via the rear door and also gated access to the front of the property. The garden is enclosed with panel fencing, installed in 2024 by the current owners.

To the front of the property a path leads to the front entrance and gate to the garden and is mainly laid-to-lawn.

The garage is located on the main stretch of Lincoln Gardens and provides a hard standing area for parking for one vehicle. With power & lighting to the garage and an up and over door.

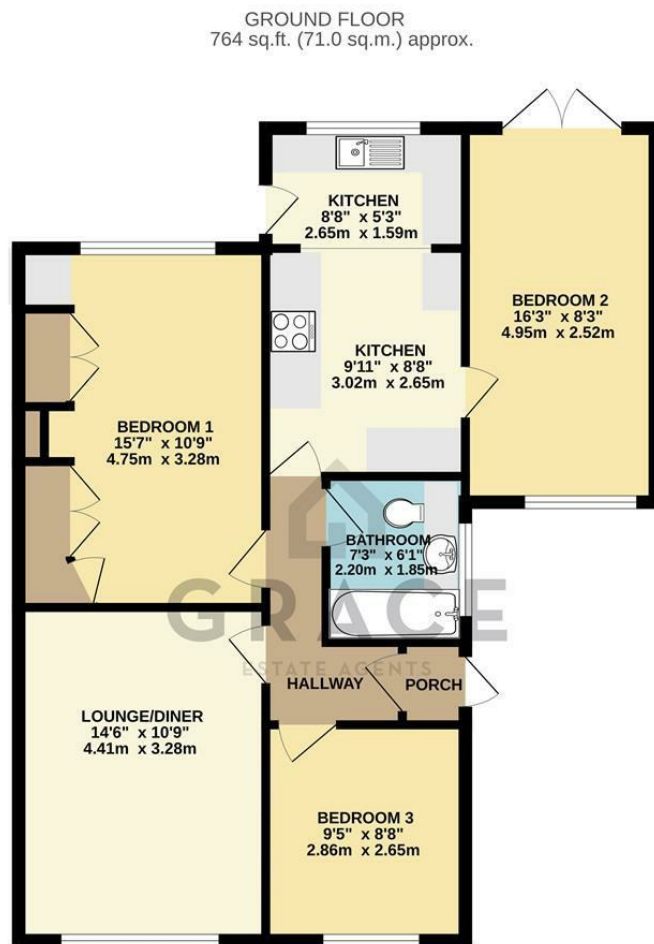






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TOTAL FLOOR AREA : 764 sq.ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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.

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