



Plot 5 Great Oak Place, Raydon, IP7 5LW

Asking price £600,000



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Some More Information

Located within this private courtyard development of just eight bungalows, the property is accessed through the uPVC entrance door into the welcoming entrance hallway, where the Oak panelled doors give access to all rooms along with the twin fully glazed doors leading into the exceptional open plan kitchen dining sitting room. This welcoming space, commences with a spacious sitting area which in turn leads into the open plan kitchen dining space, complete with Bosch appliances, and Symphony kitchen units with fitted quartz stone work surfaces. French doors lead from this space to the rear garden which is enclosed by wood panel fencing and hedging.

Bedroom 1 is located along the entrance hall and has a uPVC window overlooking the front garden, wardrobe storage cupboard and en-suite shower room comprising corner shower enclosure, close coupled W.C. and vanity wash hand basin. Opposite, bedroom 2 is another double size bedroom and adjacent to bedroom three, which could be utilised as a study or dressing room. The well-appointed bathroom, comprises, panel enclosed bath, vanity wash hand basin and close coupled WC, the walls are tiled to 1/2 height and has a tiled floor. The bathroom is completed with a radiator towel rail and illuminated mirror.

Externally

Accessed over the private block paved driveway which leads to the single garage within a block of just two with further parking outside. A paved pathway leads to the level access front entrance door and to the gated access to the garden.

The garden is enclosed by wood panel faces and commences with a Fossil mint, Indian sandstone patio and pathway to the immediate side of the property, whilst the balance of the garden will be laid to lawn.

Location

The village of Raydon Enjoys close and effective transport links to the wider county of Suffolk and beyond into Essex. The village is situated in the Dedham Vale Area of Outstanding Natural Beauty (AONB) and is primarily served by the Suffolk market town of Hadleigh, just three miles North east which offers a range of independent and High Street chain retailers for

daily needs.

Raydon is located some 10 miles southwest of the town of Ipswich and 11 miles north of the city of Colchester. For the golfing enthusiast Brett Vale Golf Course is located just a short distance from the property.

Entrance Hall

Kitchen/Dining Area

17'0" x 15'5" (5.18m x 4.70m)

Sitting Room

17'0" max x 13'9" (5.18m max x 4.19m)

Bedroom One

12'9" x 12'2" (3.89m x 3.71m)

En-suite

5'10" x 5'5" (1.78m x 1.65m)

Bedroom Two

12'5" x 11'9" max (3.78m x 3.58m max)

Bedroom Three

10'3 x 8'9" (3.12m x 2.67m)

Bathroom

6'8" x 5'5" (2.03m x 1.65m)

Services

Council Tax Band - TBC

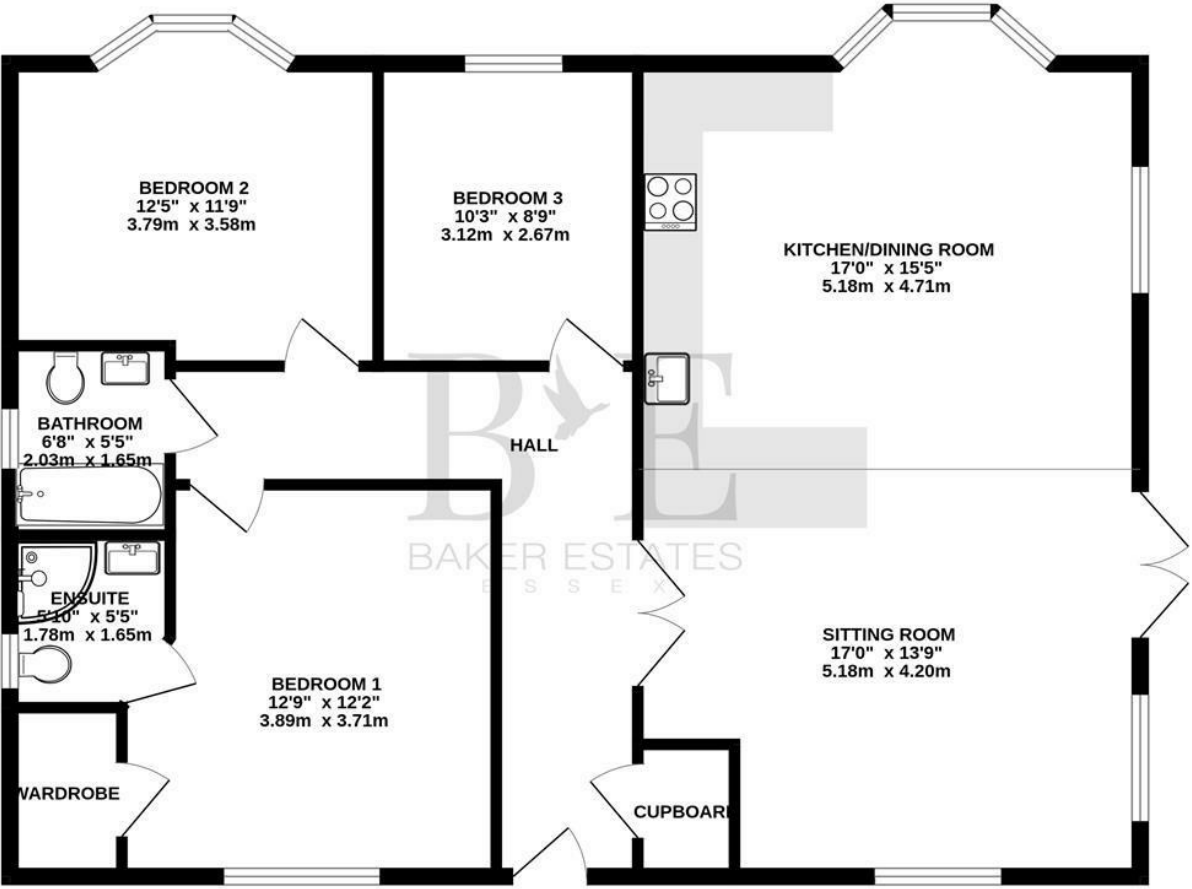
Local Authority - Babergh District Council

Tenure - Freehold

EPC - B



GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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