



92 Norwich Road | Claydon | Suffolk | IP6 0DG

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PROPERTIES

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92 Norwich Road, Claydon, Suffolk, IP6 0DG

“A spacious, three bedroom attached house occupying a corner plot position with extensive rear gardens & being within easy reach of everyday amenities.”

Description

An intriguing and spacious, three bedroom attached house located within the heart of Claydon and occupying a corner plot position.

Notable features include extensive rear gardens and characterful living accommodation arrange over two floors.

About the Area

Claydon is a well-served village set approximately four miles north of Ipswich offering a number of shops including a Co-op, two public houses, village store, post office, doctors, travel agent, hairdressers and garage. Other local amenities include Claydon High School and Primary School and there is a bus service, which connects to Ipswich, Bramford and Stowmarket centres. Mainline rail stations can be found at Ipswich from which there is a train service to London's Liverpool Street Station with a journey time of just over one hour.

The accommodation in more detail comprises:

Front door to:

Entrance Hall

Wood flooring and doors to:

Sitting Room Approx 14'8 x 13' (4.47m x 3.96m max)

Light and airy space with window to front aspect and inset with fireplace on a tiled hearth, door to storage cupboard and staircase down to:

Basement Approx 13' x 10'9 (3.96m x 3.29m)

Currently used as a home office/gym but ideal for a variety of uses.

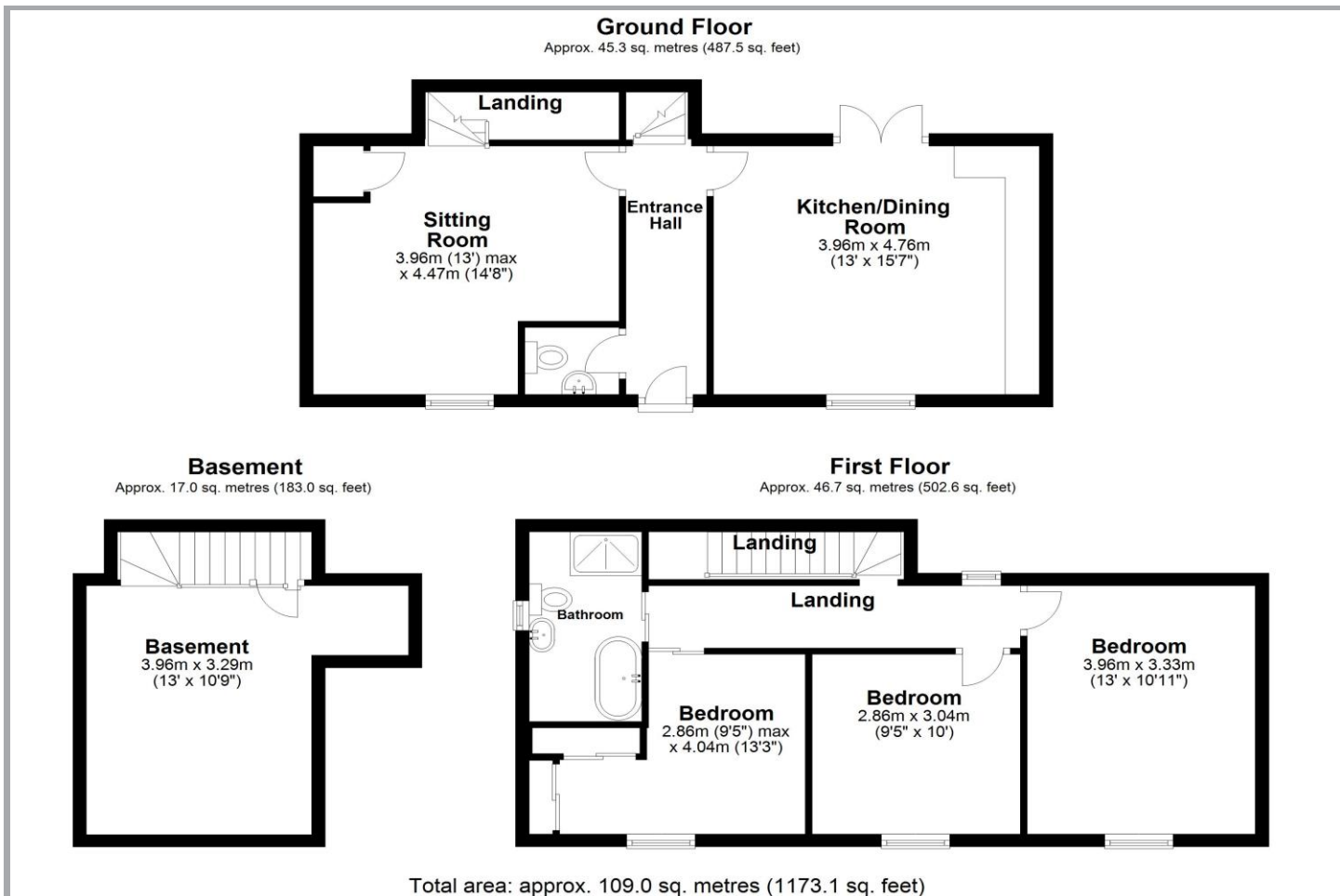
Kitchen/Dining Room Approx 15'7 x 13' (4.76m x 3.96m)

Fitted with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer tap. Range style cooker, feature island and open-plan to the dining space where there are additional storage cupboards. Space for washing machine and dishwasher.

First Floor Landing

With doors to:





Master Bedroom Approx 13' x 10'11 (3.96m x 3.33m)

Double room with window to front aspect.

Bedroom Two Approx 10' x 9'5 (3.04m x 2.86m)

Window to front aspect.

Bedroom Three Approx 13'3 x 9'5 max (4.04m x 2.86m max)

Window to front aspect.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, slipper bath, heated towel rail, tiled shower cubicle and frosted window to front aspect.

Outside

The property is set well back from the road and enjoys a predominately shingled frontage with potential for off-road (subject to the relevant consents). A side passageway bordered by a brick wall leads to a courtyard area. Following along steps further to the rear behind a panel fence is a predominately lawned garden with specimen trees and a substantial timber storage.

Local Authority

Mid Suffolk District Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Gas-fired heating.



Disclaimer

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Energy performance certificate (EPC)

92 Norwich Road Claydon IPSWICH IP8 8DG	Energy rating E	Valid until: 28 February 2034 Certificate number: 9113-6114-8002-0022-9406
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Property type: Semi-detached house
Total floor area: 109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

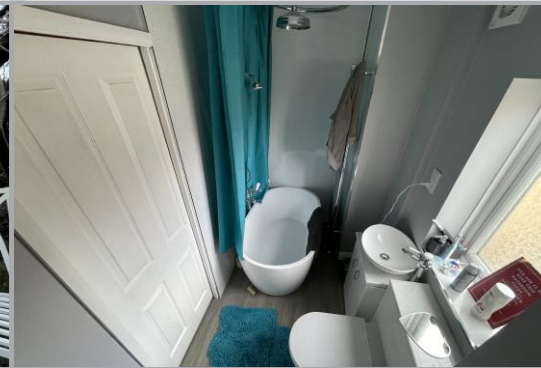
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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