



Dunningham Drive, Raydon  
Guide Price £375,000

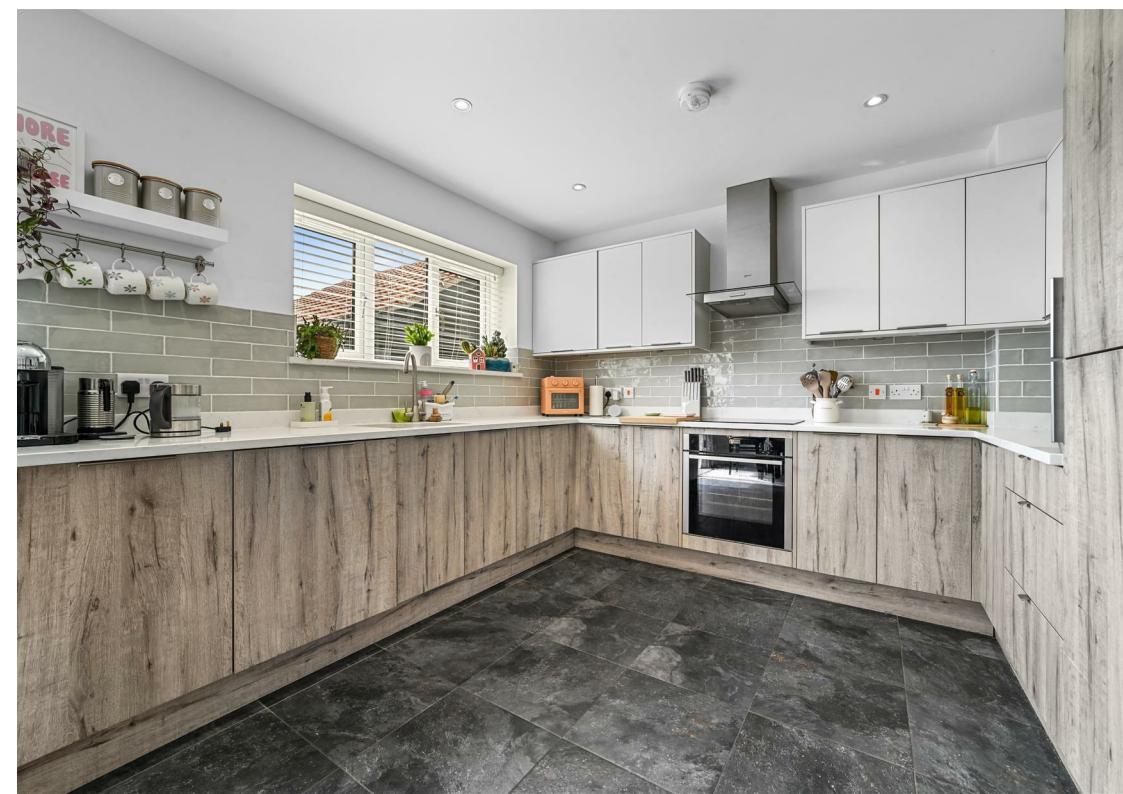
## Raydon

Step into the epitome of modern living with this exquisite semi-detached home, still under NHBC warranty and constructed by the esteemed Landex developer, is an unparalleled opportunity for first-time buyers to secure a slice of high-spec living in a charming village setting.

The welcoming entrance hall ushers you into a bright and airy living room, where natural light floods in, creating a serene space to unwind or entertain guests. The heart of this home is undoubtedly the stylish kitchen/diner, boasting sleek tiled flooring and double doors that invite the outdoors in. Culinary enthusiasts will revel in the kitchen's high-end finishes, including quartz countertops and a suite of integrated Neff appliances, ensuring meal preparations are both effortless and enjoyable.

Upstairs, the property continues to impress with its well-appointed bedrooms, each offering a haven of rest and relaxation. The master bedroom is a luxurious retreat featuring fitted wardrobes and an en-suite shower room, providing the perfect blend of comfort and convenience.

Outside, the enclosed rear garden promises to be a lush canvas for your personal touches, with a patio area ready to host your summer soirees or quiet morning coffees. The additional benefits of an oversized single garage and driveway parking make this home as practical as it is beautiful.





- THREE BEDROOM SEMI DETACHED HOME
- GARAGE AND DRIVEWAY PARKING
- SET WITHIN THE QUIET VILLAGE OF RAYDON
- STUNNING KITCHEN DINING ROOM
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- ENCLOSED REAR GARDEN

#### LOCATION:

The village of Raydon lies within three miles of the market town of Hadleigh offering shopping facilities and numerous other amenities, and only a short drive from the A12 with its excellent road communications to Ipswich, Colchester and beyond.

The village enjoys an ancient Parish Church, playing fields, golf club, village hall and numerous footpaths giving direct access into this Area of Outstanding Natural Beauty. East Bergholt is approx. 3 miles away and has the benefit of a good range of local facilities including a village shop, post office, GP surgery and medical centre, Parish Church and Congregational Church, along with many local associations. The village provides excellent education facilities from pre-school age to GCSE, sixth form colleges are available in Colchester and Ipswich.

#### AGENTS NOTES:

Heating - Air-source underfloor to ground floor and via radiators to first floor  
A Development Charge of £350 is payable per annum

Services Connected - Mains  
Electric/Water/Drainage

Council Tax Band - D

Tenure - Freehold

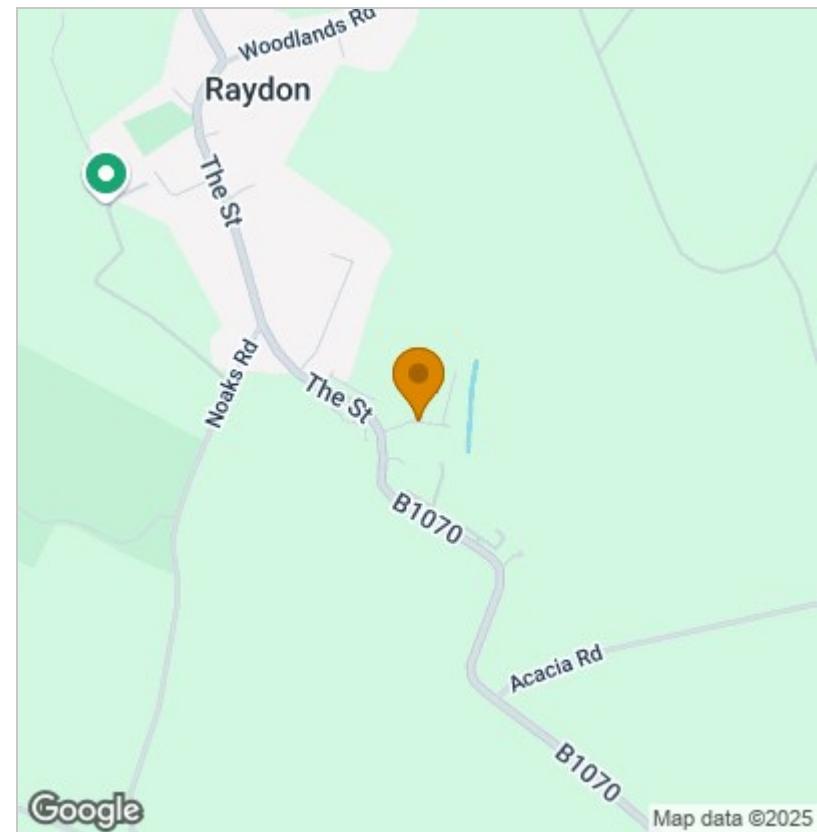
Mobile Coverage Indoor: o2 is Likely / EE & Vodafone are Limited / Three is Unavailable

Broadband: Ultrafast broadband is available at this address

## Floor Plan



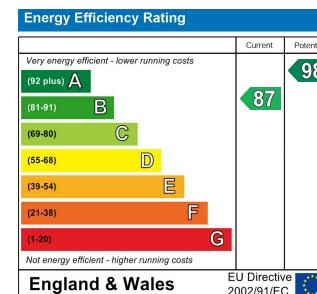
## Area Map



## Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



Council Tax Band - D

Tenure - Freehold

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