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Aspen Close
Claydon Ipswich



Property Description

An impressive executive style detached home situated only a short walk to the popular village of Claydon. The property comprises of four double bedrooms, en-suite to bedroom one, lounge, dining room, kitchen, utility room, ground floor cloakroom, family bathroom, front & rear gardens, garage & off road parking.

Claydon has an array of schools and shops, a range of shops including post office, pharmacy, hairdressers, public houses and primary and secondary schooling.

The Suffolk county town of Ipswich is approximately three miles in distance and has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via entrance door, upvc double glazed windows to front, smooth coved ceiling, radiator wood effect flooring, stairs rising to the first floor and door is giving access to:

Cloakroom

Low level w/c, radiator, vinyl flooring, smooth ceiling with extractor fan, wash hand basin and tiled splashback's.

Lounge

12' 6" x 18' 6" (3.81m x 5.64m)
Upvc double glazed double doors giving access to the rear garden, upvc double glazed window to the front giving views over the green, smooth ceiling, feature fireplace with

gas flame effect fire inset and two radiators.

Dining Room

10' 6" x 10' 3" (3.20m x 3.12m)
Upvc double glazed window to front with views over the green, wood effect flooring, radiator, smooth coved ceiling and doors giving you access to:

Kitchen

11' 6" x 8' 10" (3.51m x 2.69m)
Upvc double glazed window to front, space and plumbing for dishwasher, space for fridge, space for freezer, built in oven, built-in hob, stainless steel splashbacks and extractor hood over, tiled splashback's, vinyl flooring, smooth ceiling, 1 1/2 bowl sink with mixer tap in set in a roll edge work surfaces with cupboards and drawers under and matching above and door giving access to:

Utility Room

8' 5" x 5' 10" (2.57m x 1.78m)
Double glazed door giving access to the rear garden, upvc double glazed window to rear, wood effect vinyl flooring, space and plumbing for washing machine, space for tumble dryer, radiator, single drainage stainless steel sink with mixer tap in set in a roll edge work top with cupboards under and extractor fan.

First Floor Landing

Upvc double glazed window to rear, radiator, smooth ceiling, airing cupboard, cupboard housing wall mounted boiler and doors giving access to:

Bedroom One

11' 5" x 10' 5" plus door recess (3.48m x 3.17m plus door recess)

Upvc double glazed window to front with views over green, radiator, built-in double wardrobe, smooth ceiling and doors giving access to:

En-Suite

Upvc double glazed window to side, low-level w/c, fully tiled shower cubicle with independent shower over, Victorian tile effect vinyl flooring, radiator, smooth ceiling with spotlighting and extractor fan, wash and basin and tiled splashback's.

Bedroom Two

10' x 9' 9" (3.05m x 2.97m)

Upvc double glazed window to front with views over green, radiator and smooth ceiling.

Bedroom Three

10' x 9' 5" (3.05m x 2.87m)

Upvc double glazed window to front with views over green, smooth ceiling and radiator.

Bedroom Four

9' 9" x 8' 4" (2.97m x 2.54m)

Upvc double glazed window to rear, radiator and smooth ceiling.

Bathroom

Upvc double glazed window to rear, radiator, low-level w/c, shaped and panel bath with mixer tap and shower attachment, smooth ceiling with spot lighting, extractor fan, part tiled walls, shaver point and heated towel rail.

Outside

To the front of the property there is a drive providing off road parking leading to the garage and gated side access to the rear garden with the remainder being landscaped to slate and shrubs and a pathway to the

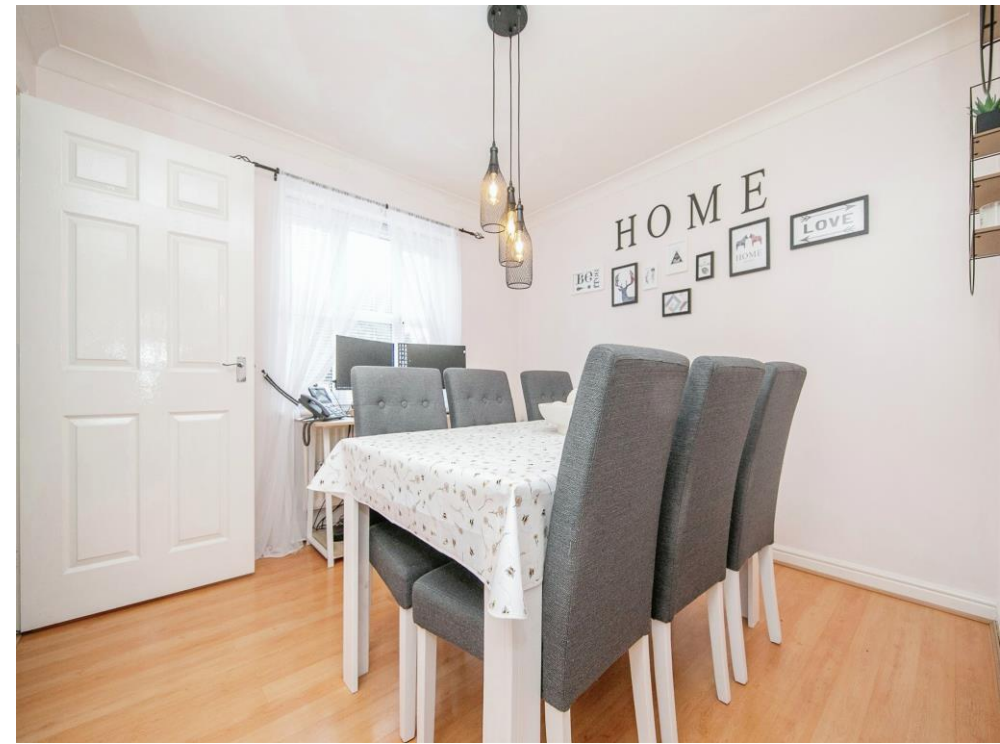
entrance door.

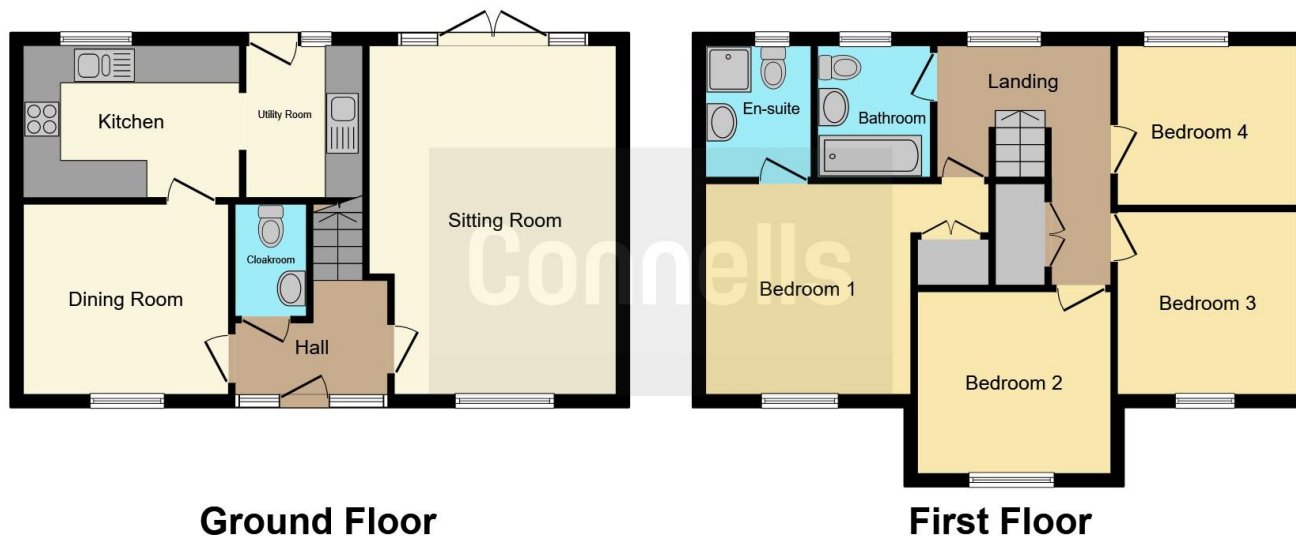
The rear garden is approximately 35' x 30' has a paved patio area with the remainder laid to lawn, outdoor lighting and tap.

Garage

17' 6" x 8' 6" (5.33m x 2.59m)

Up and over door, power and light and personal door giving access to the rear garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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