

Hereford Drive, Claydon, Ipswich, IP6 0BF

welcome to

Hereford Drive, Claydon, Ipswich

This well-presented semi-detached home benefits from three double bedrooms, a seperate lounge, dining room and kitchen, a ground floor cloakroom, first floor bathroom, an en suite and a good size, private rear garden.













Entrance Hall

15' 1" x 3' 5" (4.60m x 1.04m)

Long, sweeping entrance hall with Karndean flooring, one radiator and double doors leading to the lounge.

Lounge

21' 1" max x 11' 7" (6.43m max x 3.53m)

Spacious lounge with double glazed bay window to the front with fitted shutters, carpet flooring, two radiators, TV point, a further double glazed window to the side and double doors leading to the hall and dining room.

Dining Room

12' 3" x 8' 9" (3.73m x 2.67m)

Double glazed floor to ceiling windows to the rear, a door leading to the garden, Karndean flooring, a feature wall papered wall, one radiator, double doors leading to the lounge and a door leading to the kitchen.

Kitchen

14' 6" x 9' 3" (4.42m x 2.82m)

Modern kitchen with a range of eye and base handle less units in high gloss white with soft close doors and drawers, grey worktop surfaces and matching splashbacks, a grey one and a half bowl sink plus drainer and chrome flexi mixer tap, Karndean flooring, an integrated fridge/freezer, an integrated double oven with gas hob and extractor hood, a boxed in boiler, a storage cupboard, spot lights, wood effect flooring and double glazed window to the rear.

Cloakroom

7' 4" x 3' 2" (2.24m x 0.97m)

Enclosed WC, vanity sink with chrome mixer tap, tiled splashback, one radiator, Karndean flooring and double glazed window to the front.

First Floor Landing

A Velux window, an airing cupboard with additional storage space, carpet flooring and a loft hatch. This is a spacious landing with potential for a loft conversion (STPP).

Master Bedroom

13' 2" x 12' 4" (4.01m x 3.76m)

Double glazed window to the front, carpet flooring, one radiator, a feature wall papered wall, a double built in wardrobe and a door leading to the en suite.

En Suite

9' 5" x 5' 7" (2.87m x 1.70m)

Enclosed WC, a suspended vanity unit with soft closing drawers, a shower with glass enclosure, waterfall showerhead, shower attachment and tiled splashback, grey wood effect flooring, chrome heated towel rail, extractor fan, spot lights, shaver point and double glazed window to the front.

Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Three

11' 5" x 8' (3.48m x 2.44m)

Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

7' x 7' (2.13m x 2.13m)

Enclosed WC with matching vanity sink and chrome mixer tap, a bath with overhead shower and glass screen, chrome heated towel rail, wood effect flooring, spot lights and extractor fan.

Outside: Front Garden

A block paved car port with parking for two vehicles and access to the garage.

Rear Garden

Beautifully presented, well-maintained rear garden which is fully enclosed with hedging to the sides, raised flower bed borders, a mature Elm tree and one other (both recently lopped), a lawned area, a raised patio seating area, an additional patio area to the rear of the garden, a shed, a door leading to the garage and an outside tap and light.

Garage

18' 3" x 10' 3" (5.56m x 3.12m)

An up and over door, a door to the side leading to the garden, light and power.





welcome to

Hereford Drive, Claydon, Ipswich

- Three double bedrooms
- Seperate lounge, dining room & kitchen
- Ground floor cloakroom, first floor bathroom & en suite
- Modern fitted kitchen
- Good size, private rear garden

Tenure: Freehold EPC Rating: C

guide price

£325,000 - £350,000







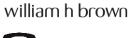


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS119764



Property Ref: IPS119764 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01473 226101



Ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.