



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.



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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

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Property Ref:
IPS119764 - 0004

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