

BUCKS

PROPERTY AGENTS



29 Hereford Drive, Claydon, Ipswich, IP6 0BF

£525,000

- 5 Bedroom Detached
- Double Garage
- Gas Central Heating
- En Suite and Shower Room
- Accommodation over 3 Floors Located at end of Cul De Sac
- Village Location
- Double Glazing
- Utility

29 Hereford Drive, Ipswich IP6 0BF

Located in the popular outlying village of Claydon is this 5 Bedroom detached property with accommodation over 3 floors. fronting meadowland and with double garage, off-road parking and private gardens. The property enjoys an enviable position on the edge of the estate with picturesque views.

Good access to to the A14, Claydon also has a High school and Primary school along with other amenities.



Council Tax Band: F



Entrance Hall

Vinyl tile effect floor, dado rail, wall mounted thermostat, coat cupboard and a door leading to:

Cloakroom

Continued with vinyl tile effect floor, WC, wash basin with cupboard below, tiled splashback and extractor fan

Living Room

With laminate wood effect floor, dual aspect with sash window to the front and patio doors to the rear garden, attractive fired place with inset coal effect gas fire and decorative surround, TV point, radiators, coved ceiling.

Kitchen/Diner

Open plan, the kitchen with ample worktop, drawers and cupboards below, plus matching units to opposite wall, with shelving and display cabinet, plus a tiled splash back. Four ring gas hob with electric oven below, ceramic one and a half bowl sink with mixer tap and drainer, integrate appliances including: dishwasher and fridge freezer, laminate floor, window to the rear aspect. The dining area has a sash window to front aspect, coved ceiling, telephone point, an opening continues into:

Family Room

With dual aspect, sash window to the front and patio doors opening to the rear garden, radiator, laminate floor.

Utility Room

Laminate floor, work top with space and plumbing below for a washing machine, space for a tumble dryer, window above, tiled splash back, wall mounted gas fired boiler, radiator, external door to the garden.

Landing

From the entrance hall the staircase with fitted carpet leads up to the landing which is continued with carpet, a dado rail, radiator, and airing cupboard, housing the hot water cylinder.

Bedroom

Fitted carpet, sash window to front aspect, radiator, built in wardrobe, coved ceiling.

En Suite

With tiling to the floor and walls, walk-in shower with mixer unit, chrome heated towel rail, vanity

unit, comprising WC and wash basin with cupboard below, shaver socket above, obscure glazed window, extractor fan.

Bedroom

Fitted carpet, sash window to front aspect, radiator, built-in wardrobe, coved ceiling.

Bedroom

Fitted carpet, sash window to front aspect, radiator, coved ceiling

Bathroom

Tiling to the floor and walls, white suite comprising a P-shape panel bath, with shower screen and detachable head, vanity unit comprising WC and wash basin with cupboard below, chrome heated towel rail, obscure glazed window, and extractor fan.

Landing

A second staircase continues up to the second landing with octagonal feature window to the rear, plus a Velux window, door to:

Bedroom

Fitted carpet, dormer window to the front, two Velux windows to the rear with built-in blinds, radiator, and loft hatch.

Bedroom

Fitted carpet, dormer window to the front, two Velux windows to the rear with fitted blinds, radiator.

Shower Room

Shower cubical with mixer unit, WC, pedestal wash basin, shaver socket, radiator, Velux window, extractor fan.

Double Garage

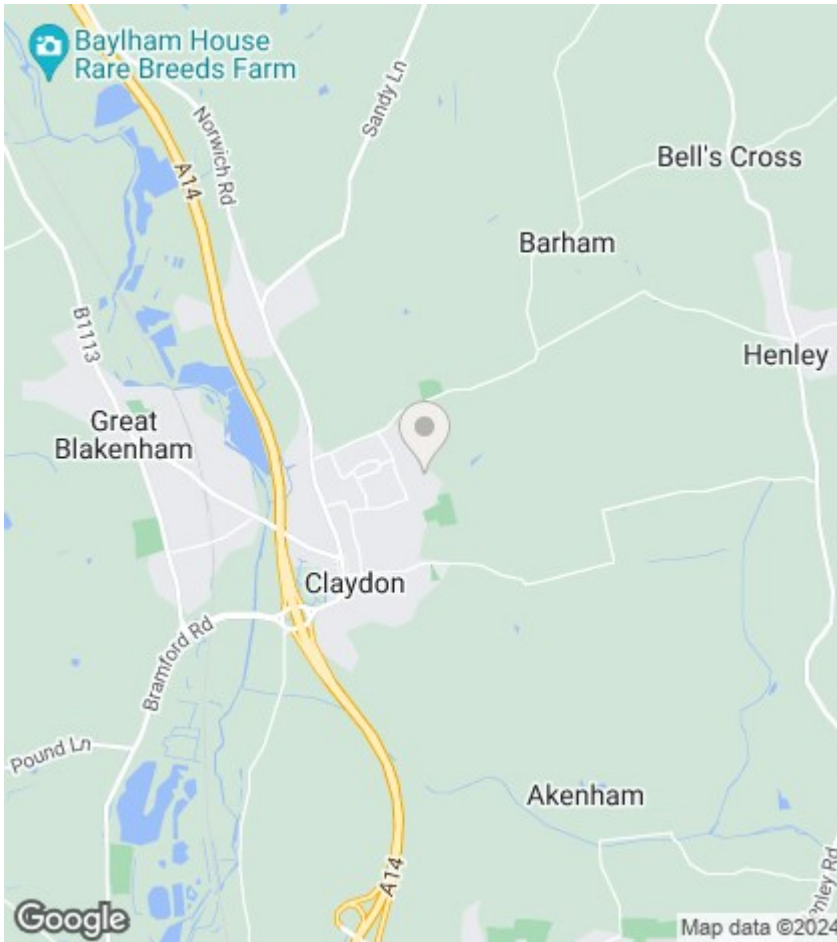
Two up and over doors to the driveway, plus a further door to the rear garden, light and power connected, plus EV charging point to the driveway.

Front

To the front of the property a blocked paved driveway provides off road parking and there are views over the neighbouring grass land

Rear

The rear garden wraps around one corner of the property, with a raised deck area to one side, lawn to the middle, further patio to the opposite side.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 4 roundabouts At the roundabout, take the 2nd exit onto A1120 At Cedars Interchange, take the 3rd exit onto the A14 slip road to Ipswich/Gt. Blakenham/Claydon Merge onto A14 At junction 52, take the B1113 exit to Gt. Blakenham Bramford Gt. Blakenham B1113 Claydon At the roundabout, take the 1st exit onto Ipswich Rd Turn right onto Church Ln Turn left onto York Cres Turn right onto Edinburgh Gardens Turn right onto Thornhill Rd Turn left onto Exeter Rd Turn left onto Hereford Dr Destination will be on the right

Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

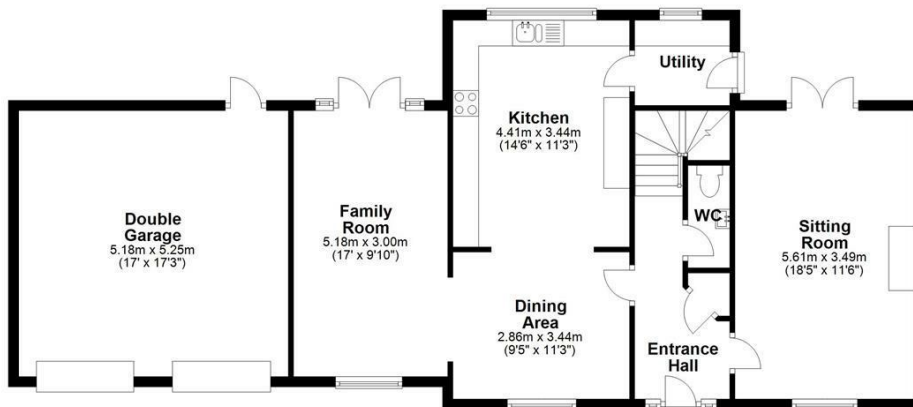
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

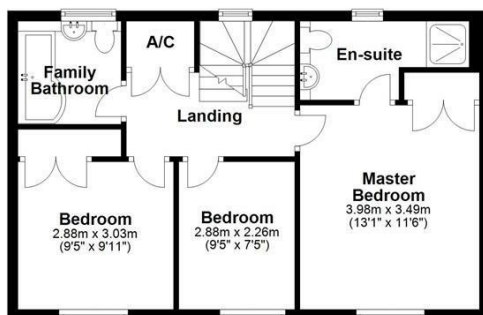
Ground Floor

Approx. 103.6 sq. metres (1115.5 sq. feet)



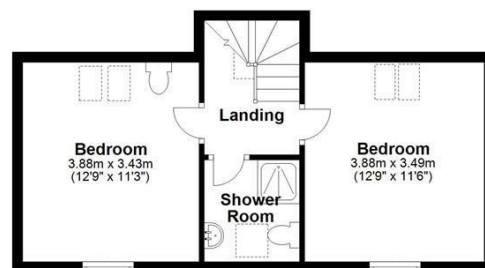
First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



Second Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 190.4 sq. metres (2049.6 sq. feet)

Mortimer EPC
Plan produced using PlanUp.