



Grier & Partners
— LAND AND ESTATE AGENTS —

DRUMMOYNE, HADLEIGH ROAD, RAYDON, IPSWICH,
SUFFOLK, IP7 5LH
GUIDE PRICE OF £625,000





INTRODUCTION

Situated in the beautiful village of Raydon, this four bedroom detached family home offers spacious living on the ground floor and four double rooms on the first floor with great opportunity to modernise. The property also offers a large rear garden with paddocks behind, driveway for multiple cars and double garage. We highly recommend a viewing.

DIRECTIONS

Coming off the A12 onto the B1070, turn right and continue along the B1070 for just over 2 miles. The property can be found on the left hand side with driveway and secure gated access.

INFORMATION

completed in 1983 of brick and block construction under a tiled roof with brick elevations. Windows and doors are of a dark wood effect and off UPVC construction. Heating is via LPG gas fired boiler to radiators throughout and hot water via tank in the airing cupboard. Mains drainage is connected to the property along with broadband internet. Electrics are supplied via a RCD consumer unit in the study. The property is fitted with an alarm system.





RAYDON

The village of Raydon is within two miles of the market town of Hadleigh, 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 field, golf club and a village hall. Railway stations at both Colchester and Manningtree provide regular commuter services to London Liverpool Street. Primary school catchment for Stratford St Mary and high school catchment for East Bergholt High School.

SERVICES

The property benefits from efficient Calor Gas Heating, All mains services are connected, The property is fully alarmed, Council Tax band E, EPC rating E

AGENTS NOTE

As vendors agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.



ACCOMMODATION

over two floors, offering a flexible layout, on the:

GROUND FLOOR

approached from the driveway, entrance via a secure door into the porch and further glazed door into the:

HALLWAY

9'10 x 6'10 stairs ascend to the first floor, under stairs storage cupboard and further cloaks cupboard.

CLOAKROOM

with opaque window to the front, w/c with concealed cistern, wash basin inset to work surface with cupboard under, tiled walls.

STUDY

8'01 x 8'00 window to the front (East), spacious office or single bedroom.





UTILITY ROOM

8'00 x 7'10 window and glazed door to the rear (West), overlooking the garden. Tiled flooring, work surface over base units to the rear with inset sink and drainer, space and plumbing under for washing machine. High level wall units to the side.

KITCHEN

11'07 x 9'05 window to the rear (West) overlooking the stunning gardens, the kitchen itself is of a contemporary design and finish with brick flooring. Extensive wall and base units to three sides with a work surface that wraps around to create a peninsular breakfast bar with over lighting, inset sink and drainer under the rear window. The spacious units provide extensive storage and space for the integrated dishwasher, fridge, pull out larder unit and double eye level oven.

DINING ROOM

11'08 x 10'05 located immediately adjacent the kitchen with a window to the rear (West) overlooking the garden.

SITTING ROOM

21'11 x 12'07 bay picture window to the front (East) overlooking the front garden and further sliding doors to the rear garden, feature fireplace with marble hearth and brick surround.

ON THE FIRST FLOOR:

BEDROOM ONE

12'10 x 12'07 window to the front with views over open fields. Ample space for double bed and wardrobes, door into the:

EN-SUITE

6'08 x 6'07 opaque window to the front, tiled walls to ceiling height, modern suite, corner shower, w/c and wash basin inset to vanity unit under

BEDROOM TWO

12'06 x 11'09 window to the rear overlooking farmland beyond, built in wardrobes and plenty of space for a double bed.





BEDROOM THREE

11'09 x 9'06 window to the rear looking over the garden, please take double room.

FAMILY BATHROOM

9'09 x 6'11 opaque window to the front, tiled wall as to ceiling height, tiled surround inset bath to the front with wander head, pedestal wash basin, corner shower, w/c and heated towel rail.

BEDROOM FOUR

10'05 x 8'05 window to the rear, a smaller double or generous single bedroom.

LANDING

spacious with loft access and oversize airing cupboard, porthole style window to the front, doors to first floor rooms and stairs that return 180 degrees to the ground floor hallway.

OUTSIDE:

REAR

the garden takes in a Westerly aspect enjoying afternoon and late evening sunshine. Boundaries are a combination of close board fencing, chain link and mature hedging to all sides. The garden is predominantly laid to lawn interspersed with mature shrubs and plants. Generous area of brick laid terrace to the side and corner and further paved area to the rear of the garden to take in morning sunshine.

FRONT

approached over a block paved driveway sloping up from the Hadleigh Road, the property enjoys an elevated position and further secure well defined hedge boundaries to three sides. Driveway parking for a number of vehicles and access to the:

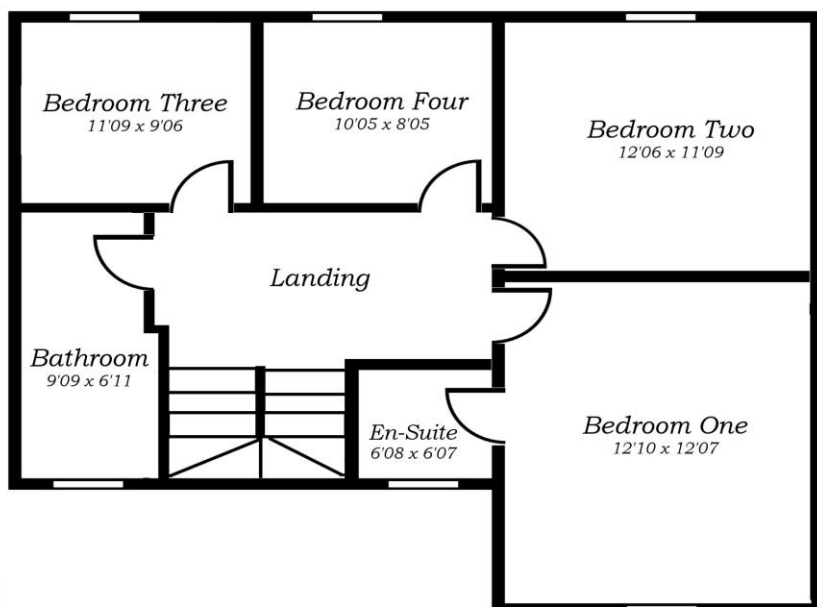
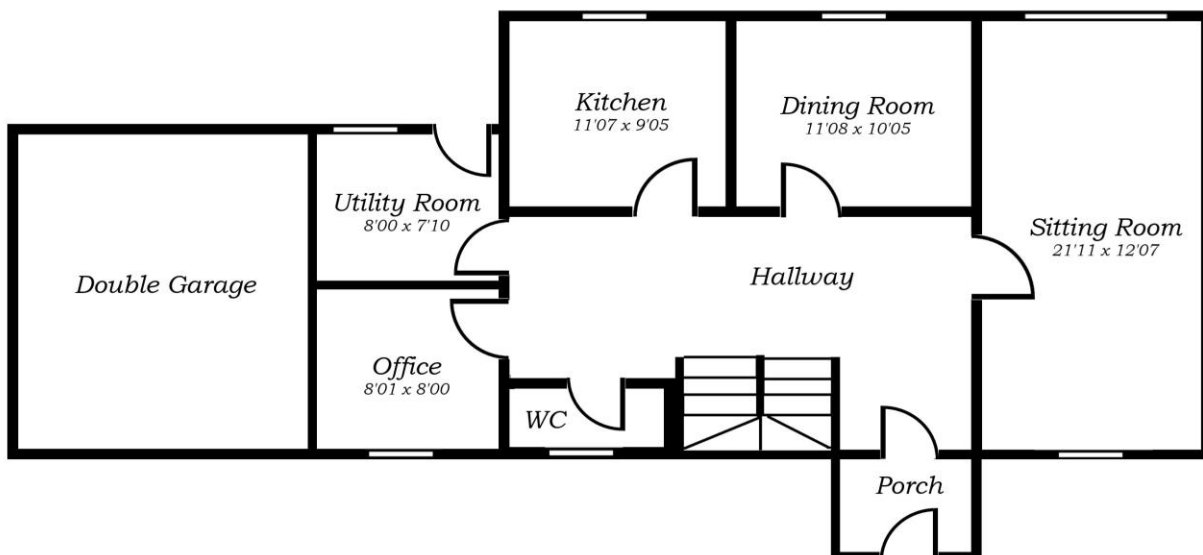
DOUBLE GARAGE

17'08 x 17'00 double width electric up and over door to the front and further manual up and over door to the rear leading on to further terracing at the rear of the garage. Power and light are connected to this space, opportunities for storage space in the rafters above.









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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		