



6 THE STREET

Raydon | Suffolk



Chapman Sticks

6 THE STREET, RAYDON, SUFFOLK, IP7 5LP

Hadleigh – 3.5 miles
Manningtree – 5.5 miles
Colchester – 10 miles

- Entrance hall • Front sitting room •
- Kitchen / dining room • Utility room • Cloak room •
- Landing • Three bedrooms • Family bathroom •
- Off-road front parking • Private rear gardens •

The Property

Located in the centre of Raydon, 6 The Street is a very well-presented semi-detached house which probably dates from the 1950's.

Circa 2015, a substantial two storey addition was built to the rear, which consists of an open plan kitchen / dining room, which provides much natural light via full height glazing and French windows onto a rear terrace.

The kitchen area is fitted on two walls with worksurfaces, numerous cupboards and drawers, as well as integral appliances including oven and hob, dishwasher, and fridge freezer.

The original ground floor comprises the adjacent utility room, cloakroom and sitting room provides laminate flooring and a central fireplace housing a modern wood burner.

The first floor provides two generously sized double bedrooms and a single bedroom, where the latter forms part of the 2015 extension. All bedrooms are served by a modernised white suite bathroom.

Outside, the house is set back in its particularly generous plot, forming ample off-road front parking.

A key attribute to the property is the principal rear garden (west), which extends to open countryside.

A WELL-PRESENTED SEMI-DETACHED HOUSE SET IN 0.22 ACRES TOGETHER WITH OFF-ROAD PARKING AND EXTENSIVE SOUTH-WEST FACING GARDENS



The garden consists of a recently laid Indian sandstone dining terrace, giving access to a modern cabin (constructed in 2023) which is ideal for home working / annex use.

A shingle area beyond leads onto a large expanse of lawn, which is interspersed with shrub borders and mature trees. The lawn extends to the far south-western boundary with greenhouse.

In all, the property covers in excess of 0.22 acres.

Location

Located in the village centre, Raydon is a popular village on the western outskirts of Ipswich, a popular destination for the commuter with easy access to mainline stations at Manningtree, Ipswich and Colchester plus an easy route through to the A12. The surrounding villages have popular schools, shopping facilities, doctors' surgeries and other amenities, Brett Vale Golf Club, countryside walks and the popular Constable villages of Flatford and Dedham are nearby.

EPC Rating

Current D (59). Potential B (80).

Services

Mains electricity, water, and drainage. Oil- fired central heating. Under floor heating to the kitchen / dining area, and utility room, and bathroom. Wood burner installed in 2023.



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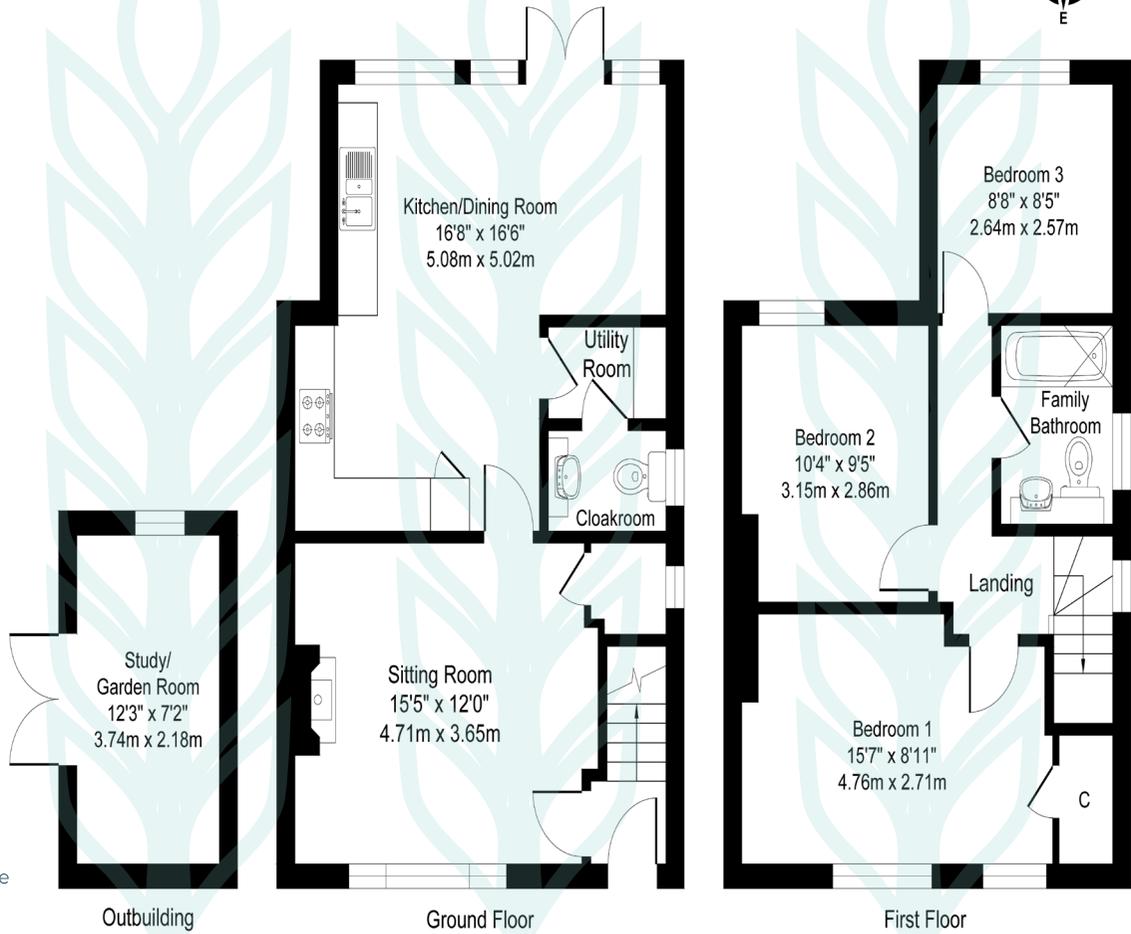


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Approximate Floor Area
Main House - 976 sq. ft / 90.73 sq. m
Outbuilding - 87 sq. ft / 8.15 sq. m



Outbuilding

Ground Floor

First Floor

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