



**Connells**

Hazel Rise  
Claydon Ipswich



## Property Description

A modern three bedroom semi-detached property located in the popular village of Claydon. The home comprises of lounge, kitchen/breakfast area, three bedrooms, the primary bedroom with en-suite, first floor bathroom, rear garden, off road parking and garage.

Claydon has an array of schools and shops, a range of shops including post office, pharmacy, hairdressers, public houses and primary and secondary schooling.

The Suffolk county town of Ipswich is approximately three miles in distance and has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance Hall

Accessed via double glazed front door, radiator, wood effect floor and stairs leading to first floor.

## Lounge

12' 11" x 14' 9" ( 3.94m x 4.50m )  
Wood effect floor, double glazed window to front, radiator and under stair storage.

## Kitchen

16' 2" x 10' 11" ( 4.93m x 3.33m )  
Tile effect flooring, matching cream wall and base units, wood effect worktop with integrated fridge freezer and dishwasher, radiator, double glazed window and French doors to rear, ceramic sink half bowl and

drainer and mixer tap, space for oven, extractor fan, stainless steel splashback and recessed spotlights.

## Landing

Airing/storage cupboards, loft hatch and carpet.

## Bedroom One

12' 6" x 9' 6" ( 3.81m x 2.90m )  
Built in corner wardrobe, carpet, radiator and double glazed window to rear.

## En-Suite

Tiled shower cubicle, wash hand basin with mixer tap, low-level w/c, radiator, double glazed window to side side and extractor fan.

## Bedroom Two

9' 6" x 10' 5" ( 2.90m x 3.17m )  
Carpet, radiator and double glazed window to front.

## Bedroom Three

10' 2" x 6' 5" ( 3.10m x 1.96m )  
Carpet, radiator and double glazed window.

## Bathroom

Half tiled walls, radiator, fully tiled shower over bath with mixer tap, double glazed window to front, low-level w/c, wash hand basin with mixer tap, radiator and tile effect flooring.

## Outside

The front of the property has a paved pathway leading to the front door. The remainder is gravel and block paved driveway leading to garage. The rear garden has a large patio area

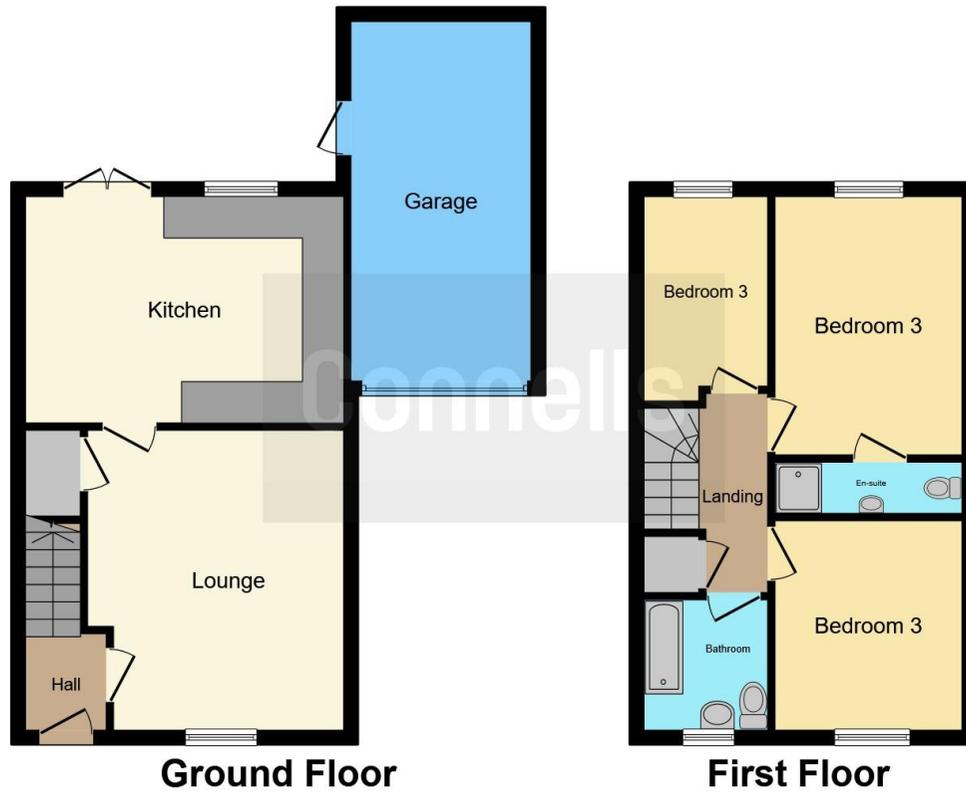
with steps leading down to grass and a decked corner surrounding the garden, there are mature shrubs and hedges which are very well established and outside lights and outside tap.

### Garage

15' 6" x 8' 6" ( 4.72m x 2.59m )

Space for washing machine, up and over door, lighting and electric and door leading into garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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Property Ref: ICH312571 - 0012