

## 8 EDINBURGH GARDENS CLAYDON



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# Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

8 EDINBURGH GARDENS CLAYDON

Guide Price £280,000

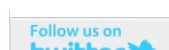


We are pleased to offer for sale this **ESTABLISHED, SEMI DETACHED VILLAGE HOUSE OFFERING SUPERB FAMILY ACCOMMODATION** with off road parking and garage. Occupying a most convenient position within the desirable village of Claydon, walking distance to schools and shops.

- ENTRANCE HALL
- 16' SITTING ROOM
- KITCHEN/DINING ROOM
- CONSERVATORY
- FIRST FLOOR LANDING
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- GAS FIRED HEATING WITH RECENT BOILER
- PVC DOUBLE GLAZING
- OFF ROAD PARKING AND GARAGE
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN

[www.hamilton-smith.com](https://www.hamilton-smith.com)

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Partners: K.W.Bahar & A.Salisbury



## 8 EDINBURGH GARDENS CLAYDON

### SITUATION:

The property occupies a prominent and convenient position within this desirable village. Claydon offers 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 distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12 and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

This superb family house has been well looked after and is presented in good condition throughout and offers well planned family accommodation. Features include a 16' sitting room with feature fireplace and 16' kitchen/dining room leading to a conservatory. On the first floor the landing gives access to three good size bedrooms and modern family bathroom. The outside space is a particular feature with parking and garage to the front and mature, well cared for south facing garden to the rear. The property is offered to the market with the benefit of no onward chain.

**ENTRANCE HALL:** PVC part glazed entrance door, radiator, staircase to the first floor.

**SITTING ROOM:** 16' 5" x 12' 9" (5m x 3.89m) Radiator, feature fireplace, tv point, PVC double glazed window to the front aspect.

### KITCHEN/DINING ROOM:

16' 7" x 10' 9" (5.05m x 3.28m) Fitted with a good range of base and wall and wall mounted units, fitted worktops inset one and a half bowl sink unit with mixer tap, inset four ring gas hob, extractor fan connected over, built-in oven and grill, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, radiator, tiled flooring, PVC sliding door to the conservatory, PVC door to the side aspect, PVC double glazed window to the rear aspect.

### CONSERVATORY:

9' 7" x 8' 9" (2.92m x 2.67m) Good quality conservatory, fitted blinds, electric heater, tiled floor, PVC double glazed French doors to the garden.

### FIRST FLOOR LANDING:

Access to the loft space, decorative balustrading, smoke alarm, built-in shelved storage cupboard housing the recent gas fired combination boiler, PVC double glazed window to the side aspect.

### BEDROOM 1:

13' 6" x 10' 11" (4.11m x 3.33m) Radiator, PVC double glazed window to the rear aspect.

### BEDROOM 2:

13' 1" x 8' 1" (3.99m x 2.46m) Radiator, PVC double glazed window to the front aspect.

### BEDROOM 3:

8' 11" x 7' 8" (2.72m x 2.34m) Radiator, built-in storage cupboard, PVC double glazed window to the front aspect.

### FAMILY BATHROOM:

White suite comprises low level wc, pedestal wash hand basin and panel bath with shower connected over, radiator, wood effect flooring, PVC double glazed window to the side aspect.

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### OUTSIDE:

Garden to the front of the property has been laid to decorative shingle with hedged borders and flower beds. Block paved drive provides parking for two cars, large gate to the side provides access to the rear garden and garage with power and light connected, up and over door and personal door to the garden. The south facing rear garden is predominately laid to lawn with decorative shrub and flower borders, patio area, ornamental pond, fenced boundaries.

POSTCODE: IP6 0DS

ENERGY RATING: C - 73

### VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at [claydon@hamilton-smith.com](mailto:claydon@hamilton-smith.com) You can also visit our web site [www.hamilton-smith.com](http://www.hamilton-smith.com)



Total Area: 101.2 m<sup>2</sup> ... 1089 ft<sup>2</sup>

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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