

67 STATION ROAD CLAYDON



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Hamilton Smith

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67 STATION ROAD CLAYDON
Guide Price £205,000



We are pleased to offer for sale this **SUPERBY PRESENTED, MODERN VILLAGE HOUSE** displaying an attractive modern interior, finished to high standard with landscaped south facing rear garden and parking to the rear. Located a short stroll to the village centre, schools and shops and offering easy access to Ipswich and the A14.

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- FIRST FLOOR LANDING
- TWO DOUBLE BEDROOMS WITH WARDROBES
- CONTEMPORARY BATHROOM
- SUPERB LANDSCAPED REAR GARDEN
- SUMMERHOUSE/OFFICE
- PARKING TO REAR
- GAS FIRED HEATING
- PVC DOUBLE GLAZING
- WALKING DISTANCE TO VILLAGE CENTRE, SCHOOLS & SHOPS

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Partners: K.W.Bahar & A.Salisbury



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SITUATION:

The property occupies a most convenient position only a short stroll to the popular village centre. 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 attractive modern village house has been built in the style of a Victorian terrace, finished to a high standard throughout with attractive modern décor. Entrance hall to the front opens to the sitting room with sash style window to the front, decorative wall panelling and wood effect flooring, the kitchen has been re-fitted with a good range of modern style units and overlooks the rear garden. On the first floor there are two double bedrooms, both with generous built-in wardrobes and modern contemporary bathroom with shower bath. The rear garden is a particular feature, facing south with various alfresco dining and seating areas as well as a converted outbuilding providing garden room or home office.

ENTRANCE HALL:

Part glazed entrance door, wood effect flooring, radiator.

SITTING ROOM:

14' 8" x 11' 4" (4.47m x 3.45m) Staircase to the first floor, radiator, tv point, attractive lower wall wood panelling, wood effect flooring, PVC double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM:

14' 7" x 9' 0" (4.44m x 2.74m) Professionally fitted with a generous range of base and wall mounted units, flush fitting doors, drawer units, marble effect worktops inset stainless steel one and a half bowl sink unit with flexi mixer tap, integrated stainless steel and glass fan assisted oven, four ring ceramic hob above, space for generous fridge/freezer, metro style wall tiling, built-in understairs storage/larder cupboard, modern wall mounted gas fired combination boiler, PVC double glazed window and half glazed door opening to the rear garden.

BEDROOM 1:

11' 2" x 7' 6" (3.4m x 2.29m) Radiator, wood effect flooring, built-in overstairs storage cupboard/wardrobe, separate full height, built-in double wardrobe with sliding doors and inset fitted shelves and hanging rails, PVC double glazed window to the front aspect.

BEDROOM 2:

10' 5" x 7' 5" (3.18m x 2.26m) Radiator, wood effect flooring, built-in full height double wardrobe with sliding doors with inset fitted shelves and hanging rails, PVC double glazed window overlooking the rear garden.

BATHROOM:

6' 9" x 6' 0" (2.06m x 1.83m) Contemporary suite comprises low level wc with concealed cistern incorporating a vanity unit with storage cupboards, ceramic wash hand basin and worktop and square ended shower bath with mixer tap, shower connected over and pivot glazed screen, generous towel radiator, decorative wall tiling, tile effect flooring, PVC double glazed window to the rear aspect.

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OUTSIDE:

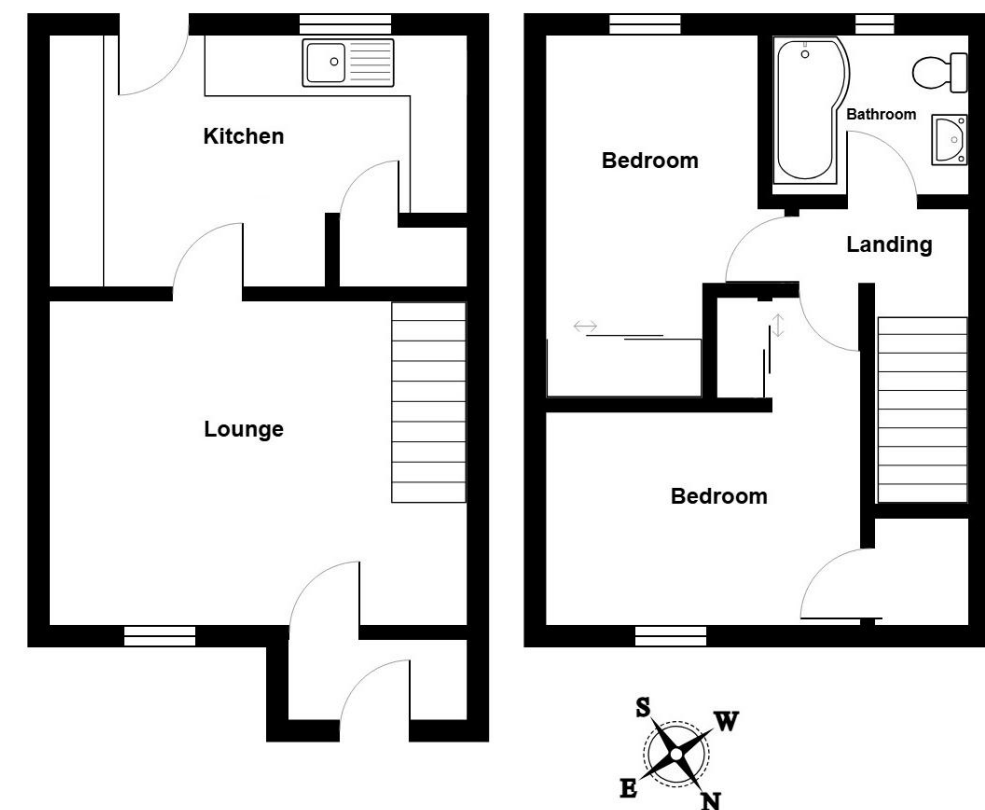
The appealing rear garden has been landscaped with low maintenance in mind providing seating and alfresco dining areas, extensive stone effect paving, gravel area with pergola over, tile effect seating area, mature climbers and shrubs. Towards the end of the garden there is a useful outbuilding with PVC double glazed window and door, fitted worktop, power and light connected, suitable for home office or entertaining. Secure gated access to the rear leads to the parking area.

POSTCODE: IP6 0HS

ENERGY RATING: C - 73

VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



Total Area: 58.8 m² ... 633 ft²

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