



Exeter Road, Ipswich,  
£430,000

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GRACE ESTATE AGENTS are delighted to present this beautiful five bedroom detached house on Exeter Road in the charming village of Claydon, this splendid detached house offers a perfect blend of space and comfort for family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family members or guests. The layout includes three inviting reception rooms, providing versatile spaces for relaxation, entertainment, or even a home office.

The two well-appointed bathrooms ensure convenience for busy mornings and family life, making this home both practical and accommodating. The property also has a double garage and space for off road parking.

Claydon is a delightful village that offers a sense of community while being conveniently located near Ipswich, providing easy access to a range of amenities, schools, and transport links.

If you are searching for a spacious family home in a tranquil setting, this property on Exeter Road is certainly worth considering.

**Entrance Hall**

Access to the cloakroom, office, dining room, living room, kitchen/diner, storage cupboard and first floor. One radiator.

**Cloakroom**

Wood style flooring, wall mounted hand wash basin, tiled splash back, low level WC and one radiator.

**Office**

13'8" x 7'9" (4.19 x 2.38)  
Double glazed window to front aspect and one radiator.

**Dining Room**

12'3" x 10'8" (3.75 x 3.26)  
Double glazed window to front aspect and one radiator.

**Living Room**

17'10" x 13'8" (5.44 x 4.19)  
Two double glazed windows to rear aspect, double glazed French doors to rear aspect, one radiator and feature gas fireplace.

**Kitchen/Diner**

15'1" x 12'3" (4.62 x 3.74)  
Wood style flooring, one radiator, kitchen island, single sink with side drainer and mixer tap. Built in fridge, built in freezer, space for dishwasher, matching eye level and base units with wood effect worktops, double glazed windows to rear aspect, tiled splash back and access to the utility room.







#### **Utility Room** 6'2" x 5'7" (1.90 x 1.72)

Wood style flooring, one radiator, wall mounted boiler and access to the rear garden and kitchen/diner.

#### **Bathroom** 7'7" x 5'7" (2.32 x 1.72)

Wood style flooring, low level W, double glazed window to side aspect, pedestal hand wash basin, panelled bath with mixer tap and hand held shower. Tiled splash back and one radiator.

#### **Master Bedroom** 14'3" x 12'0" (4.36 x 3.67)

Two built in storage cupboards, double glazed windows to rear aspect, one radiator and access to the ensuite.



#### **Ensuite** 5'7" x 8'7" (1.72 x 2.62)

Corner shower unit with a curved sliding shower screen, mixer tap and shower attached to riser rail. Wood style flooring, low level WC, pedestal hand wash basin, tiled splash back and double glazed to rear aspect.

#### **Bedroom Four** 13'10" x 9'1" (4.22 x 2.78)

Built in storage cupboard, one radiator and double glazed window to front aspect.

#### **Bedroom Three** 12'2" x 9'4" (3.73 x 2.86)

One radiator, double glazed window to rear aspect.

#### **Bedroom Two** 10'2" x 9'8" (3.10 x 2.95)

One radiator and double glazed window to front aspect.

#### **Bedroom One** 10'2" x 8'9" (3.10 x 2.69)

One radiator and double glazed window to front aspect.

#### **First Floor Landing**

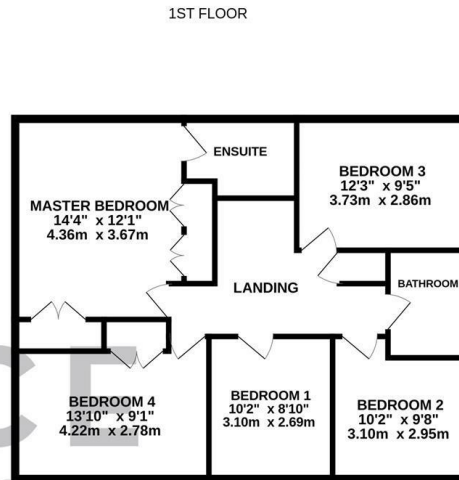
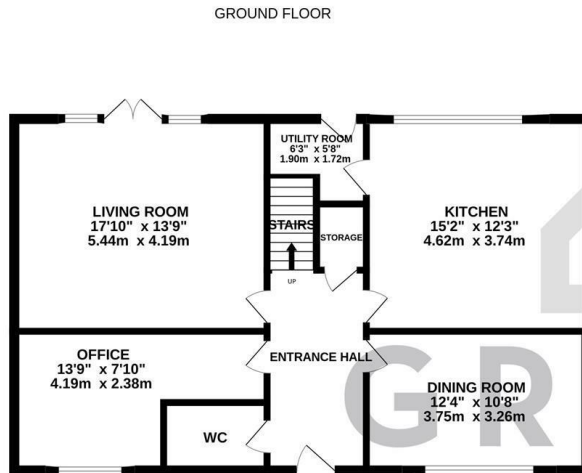
Access to master bedroom, bedroom four, bedroom three, bedroom two, bedroom one, family bathroom and loft access.

#### **Rear Garden**

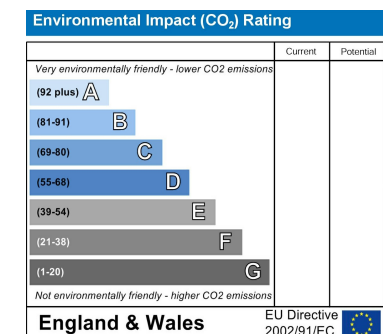
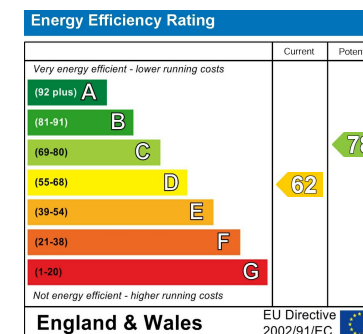
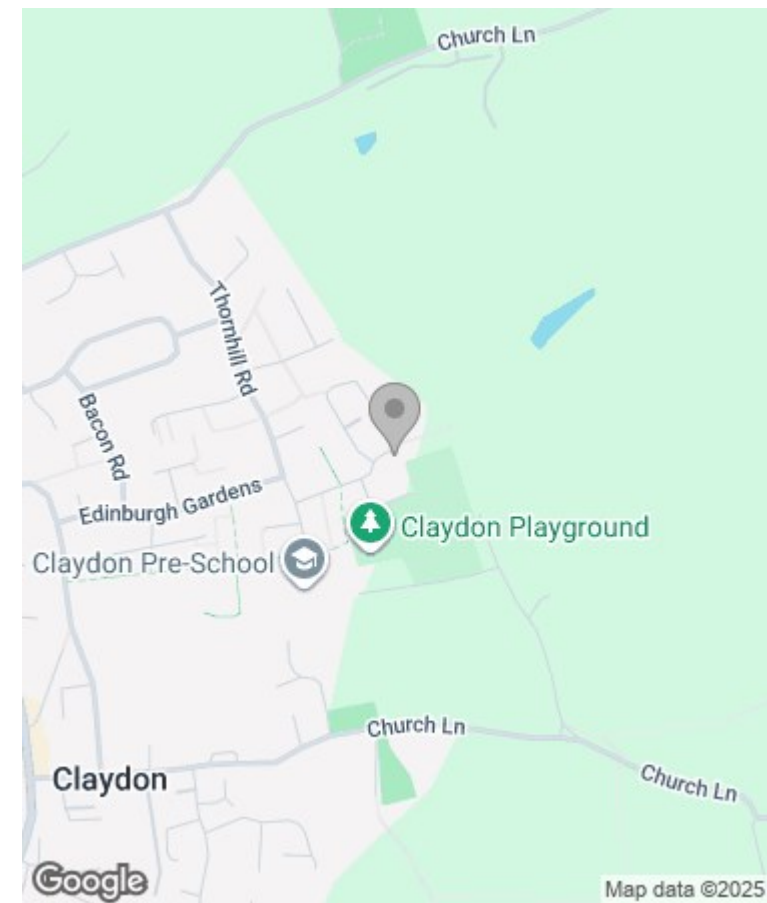
South facing rear garden, patio area from the rear of the property leading to a lawned area, side access to the front of the property and access to the garage.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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