

21 EXETER ROAD CLAYDON



Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

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Guide Price £445,000



We are pleased to offer for sale this **SUPERBLY PRESENTED, RECENTLY BUILT THREE BEDROOM DETACHED VILLAGE BUNGALOW**, occupying an appealing village cul de sac position. Built to the highest standards throughout with A rated energy performance, generous parking and good size garage. Offered with the benefit of no onward chain.

- IMPRESSIVE RECEPTION HALL
- SUPERB HIGH SPEC KITCHEN/DINING/SITTING ROOM
- GENEROUS MASTER BEDROOM WITH EN-SUITE
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY SIZE BATHROOM
- 24' LONG GARAGE WITH ELECTRIC DOOR & UTILITY AREA
- AIR SOURCE UNDERFLOOR HEATING
- SOLAR PANELS
- GENEROUS PARKING WITH EV CHARGER
- BUILDERS GUARANTEE
- NO ONWARD CHAIN
- A RATED 100, CARBON NEUTRAL HOME

N.B. Whilst these particulars are intended to give fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the vendor nor Hamilton Smith, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available.

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SITUATION:

The property occupies an appealing and convenient position only a short stroll to the village centre, within this small select development of similar properties. The village of 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 newly built bungalow offers deceptively spacious accommodation with three good size bedrooms, the master having a generous en-suite, spacious entrance hall with built-in cupboards leads to the kitchen/dining/sitting room 21'6" x 15'7" with bi-folding doors opening to the garden, high specification kitchen with built-in appliances. The property still holds builders guarantee and is unusually A rated 100, carbon neutral with high eco spec, air source heat pump and solar panels providing heating and hot water. There is generous amounts of off road parking with onsite car charger leading to unusually large garage with electric door and utility area to the rear. Internal viewing is essential to appreciate the size and quality of the accommodation on offer.

The developer has invested extensively in research, innovation and sustainable construction techniques to create a collection of highly efficient, low-carbon homes. Built using premium-quality materials and crafted by skilled local tradespeople, these exceptional properties offer a level of specification, energy performance and finish rarely seen within developments of this scale.

RECEPTION HALL:

12' 9" x 12' 4" (3.89m x 3.76m) At the longest points. Part glazed heavy entrance door, Karndean style wood effect flooring, inset spotlights, good size cloaks cupboard with double oak doors, further built-in linen cupboard, access to the insulated loft space, mains smoke alarm.

KITCHEN/DINING/SITTING ROOM:

21' 6" x 15' 7" (6.55m x 4.75m) Partly vaulted ceiling, Karndean style wood effect flooring, wall mounted tv point, inset spotlights, bright and airy room with double windows and bi-folding French doors leading directly to the garden.

KITCHEN AREA:

Fitted with an excellent range of stylish contemporary base and wall mounted units having high gloss doors and drawer fronts, granite style worktops incorporating a breakfast bar, inset sink unit with mixer tap, wide black glass ceramic hob, opaque glass splashback, extractor connected over, integrated dishwasher and fridge/freezer, eye level black glass and stainless steel double oven/grill.

MASTER BEDROOM:

16' 4" x 10' 7" (4.98m x 3.23m) Space for wardrobes, generous PVC double glazed window to the front aspect.

EN-SUITE:

7' 3" (2.21m) Long. White suite comprises low level wc, pedestal wash hand basin and double shower enclosure with sliding glazed screen, attractive marble effect shower boarding, chrome towel radiator, Karndean style wood effect flooring, window to the side aspect.

BEDROOM 2:

11' 2" x 9' 7" (3.4m x 2.92m) Wardrobe alcove, window to the front aspect.

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BEDROOM 3:

13' 5" x 8' 9" (4.09m x 2.67m) Double aspect with windows to the rear overlooking the garden and further window to the side aspect.

BATHROOM:

8' 6" x 5' 8" (2.59m x 1.73m) White suite comprises low level wc with concealed cistern incorporating a vanity unit with inset wash hand basin and storage cupboards below, bath with decorative panel, shower mixer tap, shower connected over and pivot glazed screen, chrome towel radiator, Karndean style wood effect flooring, attractive stone effect wall tiling, inset spotlights, extractor fan.

OUTSIDE:

The property occupies a corner position. Open plan lawn to the front, wide block paved drive to the side provides at least two parking spaces giving direct access to the garage 24' x 11'6", electric entrance door, power and light connected, utility area to the rear with fitted worktop, space for tumble dryer, plumbing for the washing machine, PVC door directly to the garden. The rear garden comprises lawn with paved terraces, fenced boundaries.

POSTCODE: IP6 0BS

ENERGY RATING: A - 100

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

