



5 Rectory Close, Raydon

Ipswich

Guide Price £320,000

5 Rectory Close

Raydon, Ipswich

A well presented three bedroom semi-detached home situated within the popular village of Raydon. The property offers spacious accommodation throughout together with off-road parking and a generous rear garden.

The Property

An entrance door leads into the porch, which provides access to the rear garden together with a useful store room with power connected and space and plumbing for a washing machine.

A further door leads into the entrance hall, which has stairs rising to the first floor together with doors leading to the sitting room, kitchen/diner and ground floor WC.

The sitting room is positioned to the front of the property and enjoys a pleasant outlook over the front garden together with an electric flame effect heater.

The kitchen/diner extends from front to rear and is fitted with a range of wall and base units with work surfaces incorporating a sink unit. The kitchen benefits from a double oven together with an electric hob set within a movable freestanding table unit, integrated dishwasher and space for a fridge/freezer. French doors open out onto the rear garden.

First Floor

The first floor landing provides access to the loft space together with doors leading to all bedrooms and the bathroom.

Bedroom one is a spacious double room positioned to the front of the property and benefits from built-in sliding door wardrobes.



5 Rectory Close

Raydon, Ipswich

Bedroom two is also a well-proportioned double room, whilst bedroom three lends itself well as a single bedroom, study or home office.

The bathroom is fitted with a freestanding bath with shower attachment, wash hand basin and WC.

Outside

To the front of the property is a mixture of lawn and stone shingled driveway providing two off-road parking spaces together with the oil tank. The frontage is bounded by mature hedging and panelled fencing.

Immediately to the rear of the property is a decked seating area accessed directly from the kitchen/diner together with an adjoining paved terrace. The remainder of the garden is predominantly laid to lawn and bounded by fencing.

To the rear of the garden is a further raised decking seating area with wooden pergola together with a wooden bar unit. The garden also benefits from a wooden garden shed and external oil boiler.

A gate leads through to an additional garden area where there are further storage sheds together with vehicular access to the rear, providing additional parking if required.

Raydon is a well-regarded Suffolk village offering a rural setting whilst remaining conveniently positioned for access to Hadleigh, Ipswich and Manningtree, with further transport links including mainline railway services to London Liverpool Street.

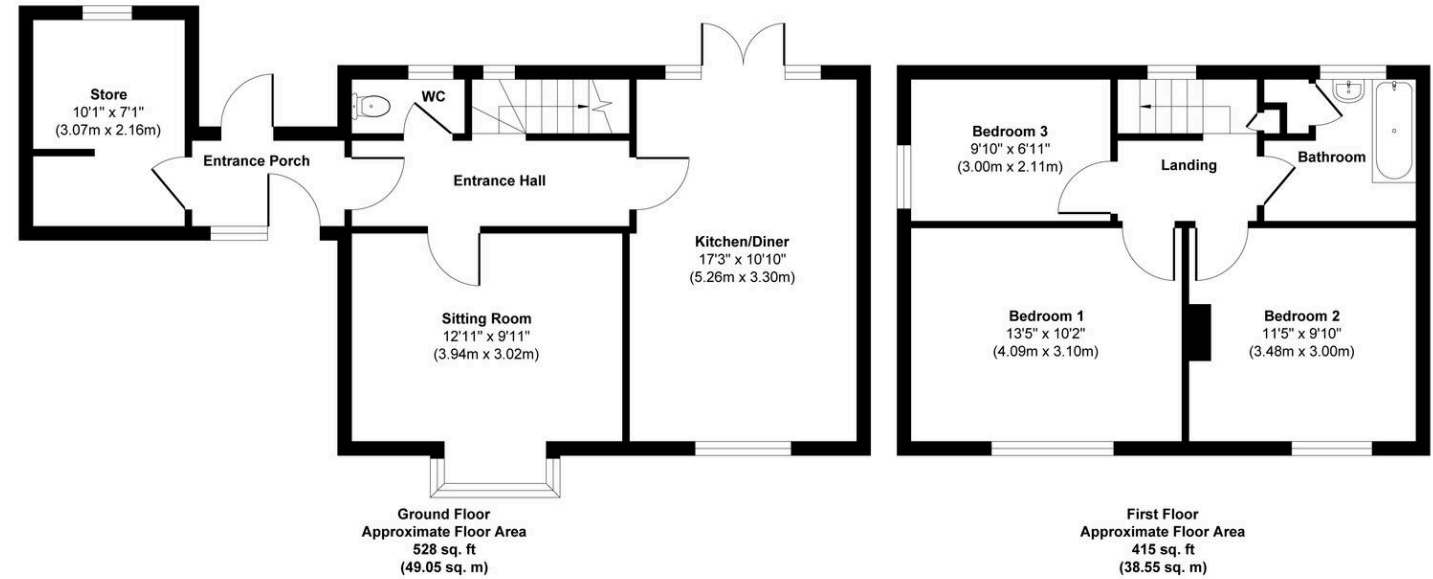
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

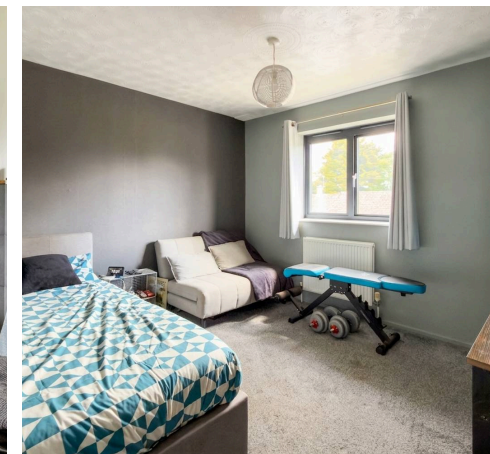
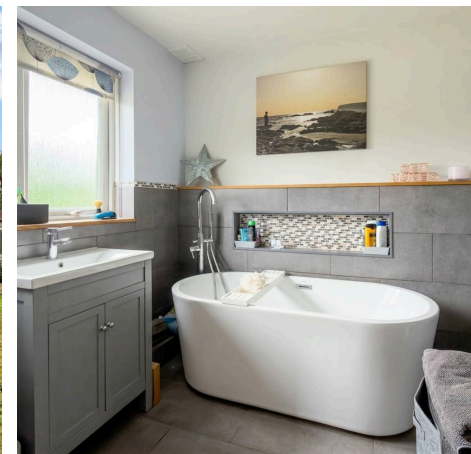
EPC Environmental Impact Rating: E

5 Rectory Close, Raydon IP7 5LS



Approx. Gross Internal Floor Area 943 sq. ft / 87.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



FROST

& P A R T N E R S

rightmove 

Zoopla

 OnTheMarket

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

01473 823456

sales@frostandpartners.co.uk

www.frostandpartners.co.uk