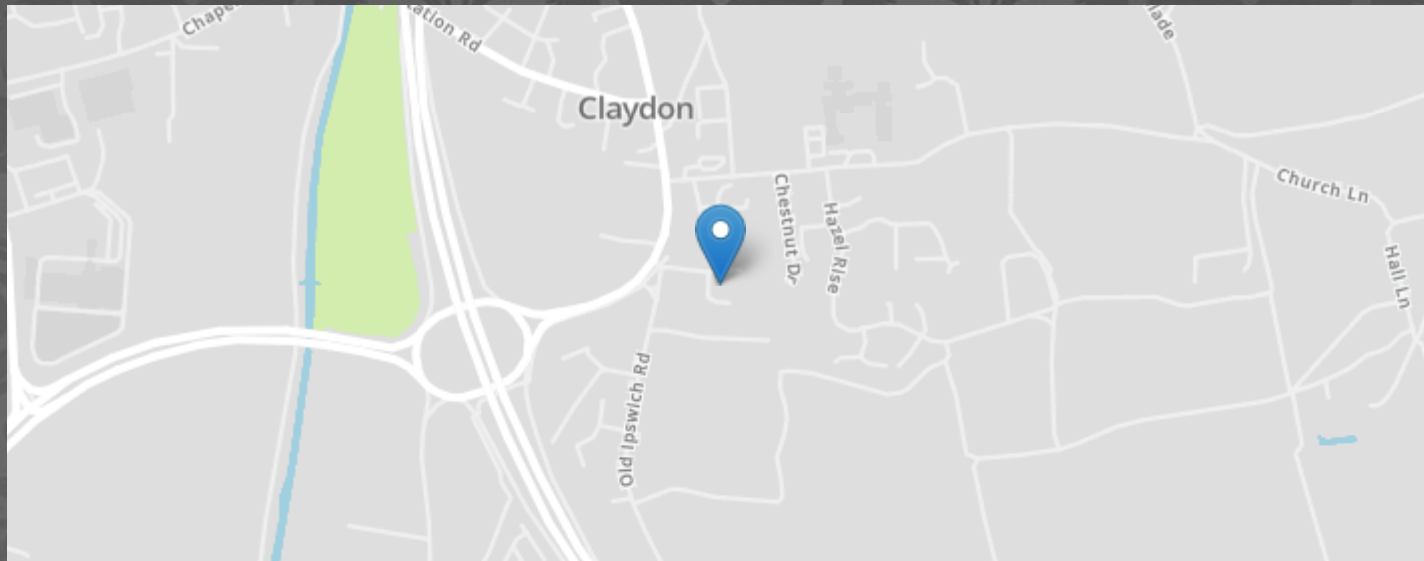


Newell Rise, Claydon, Ipswich



- THREE BEDROOM DETACHED BUNGALOW
- LARGE GARDEN
- WELL PRESENTED
- OFF ROAD CAR PARKING & GARAGE
- CONSERVATORY

MARKS & MANN

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MARKS & MANN



Newell Rise, Claydon, Ipswich

Situated in a quite cul-de-sac in the village of Claydon is this DETACHED, THREE BEDROOM BUNGALOW. Offering, entrance hallway, lounge, kitchen, conservatory, three bedrooms and bathroom with bath and separate shower cubicle. The property benefits further from a large rear garden, a driveway providing off road parking for two cars and a single garage with up and over door and power and light. The property is well presented throughout and is positioned within a short walk of the local amenities and pub, there is also easy access to the A14.

Early viewing is HIGHLY RECOMMENDED!

£370,000

Newell Rise, Claydon, Ipswich

Front Garden

Laid to lawn with plants and bushes. Paved patio.

Hallway

LVT Flooring. Coved ceiling. Built in cupboard. Radiator. Airing cupboard. Access to loft which is partly boarded.

Lounge

4.44m x 3.93m (14' 7" x 12' 11")
Double glazed window to front. Coved ceiling. Radiator.

Kitchen

6.26m x 2.68m (20' 6" x 8' 10")
Double glazed doors to rear. Double glazed doors and windows to conservatory. Range of handmade wall and floor mounted oak units. Granite worktop. Stainless steel sink. 5 Ring gas hob. Extractor hood. Built in oven. Plumbing for dishwasher and washing machine. Inset spotlights under units. Part tiled wall. LVT flooring. Coved ceiling. Radiator.

Conservatory

3.49m x 2.71m (11' 5" x 8' 11")
Double glazed window to sides and rear. Double glazed sliding doors to rear. Engineered oak flooring. Radiator.

Bathroom

2.58m x 2.58m (8' 6" x 8' 6")
Double glazed window to rear. Low level W.C. Vanity unit with wash basin. Bath. Shower cubicle. Chrome heated towel rail. Tiled wall. LVT flooring. Radiator. Coved ceiling.

Bedroom One

3.94m x 3.22m (12' 11" x 10' 7")
Double glazed window to front. Coved ceiling. Radiator.

Bedroom Two

3.27m x 2.94m (10' 9" x 9' 8")
Double glazed window to front. Coved ceiling. Radiator.

Bedroom Three

3.18m x 2.80m (10' 5" x 9' 2")
Double glazed window to rear. Radiator.

Rear Garden

Lean to. Paved patio and laid to lawn with mature plants, bushes and trees. Outside tap and light. Shed. Gate to front.

Garage

Door to side. Up and over door. Power and light.

Parking

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

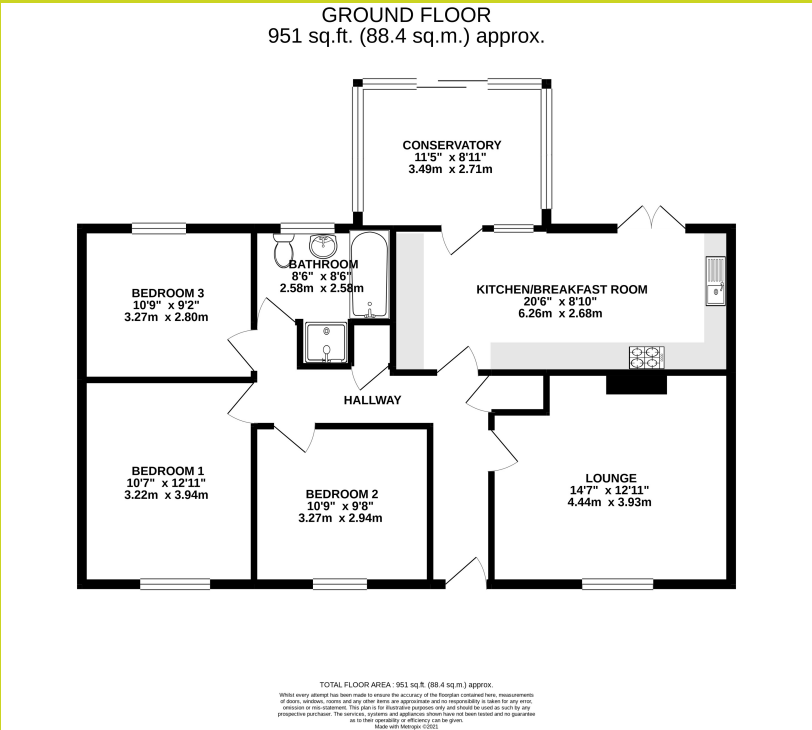
Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Newell Rise, Claydon, Ipswich

Council tax band:

At the time of instruction the council tax band for this property is band D.



The above floor plans are not to scale and are shown for indication purposes only.

