

## Hazel Rise, Claydon, Ipswich



- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- LOUNGE, DINING ROOM & KITCHEN
- FAMILY BATHROOM & ADDITIONAL SHOWER ROOM
- FRONT & REAR GARDENS

- SIX BEDROOMS
- POPULAR VILLAGE OF CLAYDON
- CLOAKROOM & STUDY
- DOUBLE GARAGE & OFF ROAD PARKING
- EARLY VIEWINGS ARE HIGHLY RECOMMENDED

# MARKS & MANN

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# MARKS & MANN



## Hazel Rise, Claydon, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this SIX BEDROOM DETACHED FAMILY HOME located in the popular village of Claydon near Ipswich. The property benefits from entrance hallway, cloakroom, lounge, dining room, kitchen, study, four bedrooms to first floor, family bathroom, two bedrooms and shower room to second floor along with front and rear gardens. The property has the added benefits of gas heating via radiators, double glazed windows throughout, double garage and driveway providing off road parking.

In the valuers opinion this spacious property is ideal located for local amenities, access to the A14 and Claydon High School.

The property is in excellent condition throughout and viewing is highly recommended.

**£525,000 Offers in Excess of**



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**Front**  
Laid to lawn. Hedging to front and sides. Path leading to front entrance door. Driveway providing off road parking for two cars.

**Entrance Hallway**  
Stairs leading to first floor. Under stair cupboard. Radiator. Tiled flooring. Doors to:

**Cloakroom**  
Double glazed window to side. Low level WC. Hand wash basin. Partly tiled walls. Tiled flooring.

**Lounge**  
5.14m x 4.49m (16' 10" x 14' 9")  
Double glazed patio doors to rear. Gas feature fireplace with surround. Coving. Three radiators.

**Dining Room**  
3.92m x 2.78m (12' 10" x 9' 1")  
Double glazed bay window to front. Coving. Radiator.

**Kitchen**  
4.06m x 2.70m (13' 4" x 8' 10")  
Double glazed window to rear. Double glazed door to side. Range of eye level units. Range of base level units with cupboards and drawers. Laminate work surface. Sink and a half drainer unit with mixer tap. Integrated oven and four ring gas hobs with extractor hood over. Space for dishwasher washing machine and tumble dryer. Partly tiled.

**Study**  
2.68m x 2.33m (8' 10" x 7' 8")  
Double glazed bay window to front. Radiator.

**Landing**  
Double glazed window to front. Radiator. Air Cupboard. Doors to:

**Bedroom One**  
3.51m x 3.41m (11' 6" x 11' 2")  
Double glazed windows to rear. Built in wardrobe. Radiator.

**Ensuite**  
Double glazed window to rear. Low level W.C. Chrome heated towel rail. Pedestal hand wash basin. Shower cubicle. Extractor fan. Tiled flooring.

**Bedroom Two**  
2.86m x 2.86m (9' 5" x 9' 5")  
Double glazed window to front. Built in wardrobe.

**Bedroom Three**  
2.99m x 2.16m (9' 10" x 7' 1")  
Double glazed window to rear. Radiator

**Bedroom Four**  
2.55m x 2.45m (8' 4" x 8' 0")  
Double glazed window to front. Built in wardrobe. Radiator

**Family Bathroom**  
Double glazed window to side. P shaped bath with shower over. Hand wash basin with unit. Low level WC. Heated towel rail. Tile flooring. Extractor fan.

**Second Floor Landing**  
Two double glazed sky lights. Radiator. Doors to:

**Bedroom Five**  
4.88m x 2.92m (16' 0" x 9' 7")  
Double glazed window to front. Sky light to rear. Radiator.

**Bedroom Six**  
4.83m x 2.73m (15' 10" x 8' 11")  
Double glazed window to front. Sky light to rear. Built in wardrobe. Radiator.

**Shower Room**  
Sky light to front. Shower cubicle. Low level WC. Hand wash basin with unit. Heated towel rail. tiled flooring. Extractor fan.

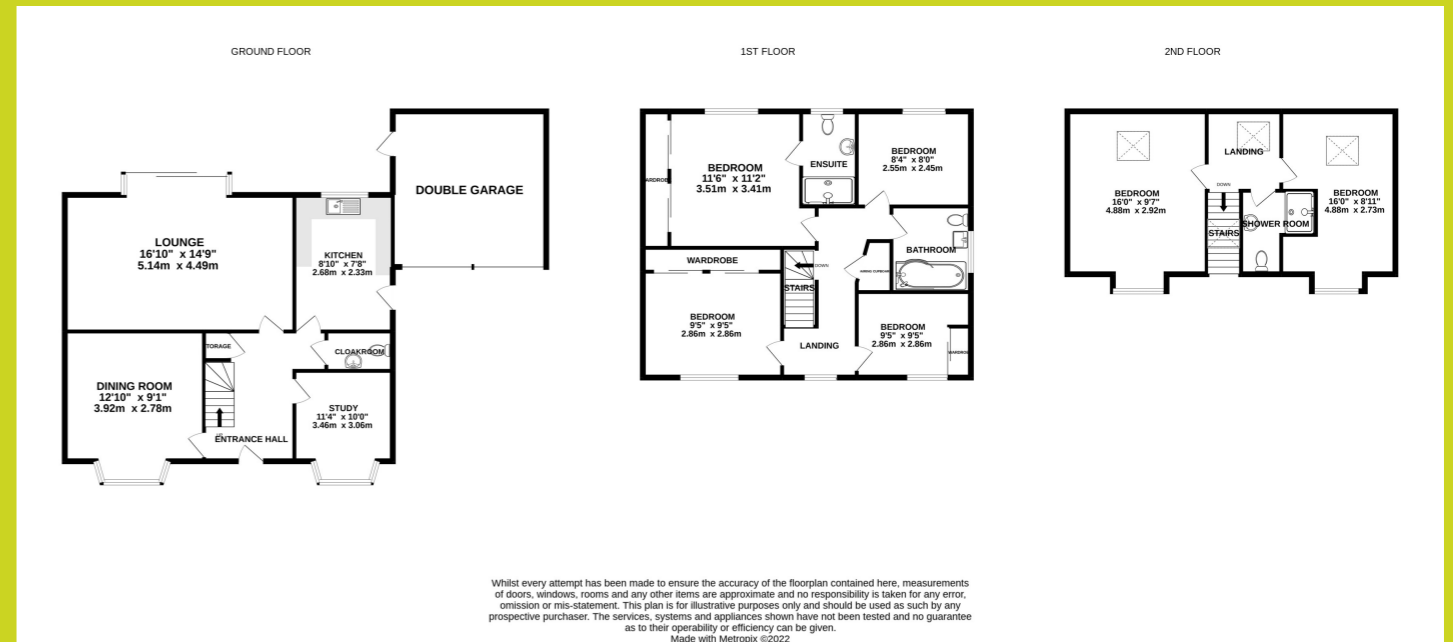
**Rear Garden**  
Mostly Laid to lawn. Patio area. Trees. Shrubs, Decking areas. Outside tap. Side gate.

**Double Garage**  
Up & Over Doors. Power & Lighting. Personnel door to side.

**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.

**Council Tax Band**  
At the time of instruction the council tax band for this property is Band E.

**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.



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

