

Lancaster Way, Claydon, Suffolk, IP6
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Guide Price £270,000 to £280,000

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- No Onward Chain
- Village Location
- Extended Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom/Utility
- Rear Garden
- Garage En Bloc



Situated in the heart of the much sought after village of Claydon and just a couple of minutes from the A14 sits this nicely presented and extended three-bedroom semi-detached family home. Sitting in a wonderful position with views over a greensward to the front and playing fields to the side this semi-detached property has been extended to the side and is offered to market with a large lounge, a second reception room, a kitchen, a cloakroom/utility whilst to the first floor there are three bedrooms and a family bathroom. Outside to the rear is a non-overlooked private rear garden backing onto playing fields and there is a garage en bloc. The property is also offered to market with no onward chain.

Claydon is a popular village just North of Ipswich and offers two public houses, Post Office, church, hairdressers, travel agency, primary school and Claydon High School. There are regular bus connections to Ipswich, Bramford and Stowmarket from the centre of the village and good access to the A14 and A12 trunk roads. Adjoining the village of Claydon is the desirable village of Barham which is on the River Gipping approximately six miles North of Ipswich with its direct rail links to London Liverpool Street Station. Barham provides convenient access to the A14 commuter road link and is surrounded by the villages of Great Blakenham, Claydon and Henley. Barham has one pub, The Sorrel Horse and Barham is also known for the Gaps Fishing lakes. The Barham Picnic site is in the heart of the Gipping Valley and consists of a children's play area, car park, purpose-built toilets facilities and a visitors centre.

Outside – Front: The front garden is laid to lawn with a pathway to the front door and views across greensward.
Garage: En bloc.
Front Door: Into:

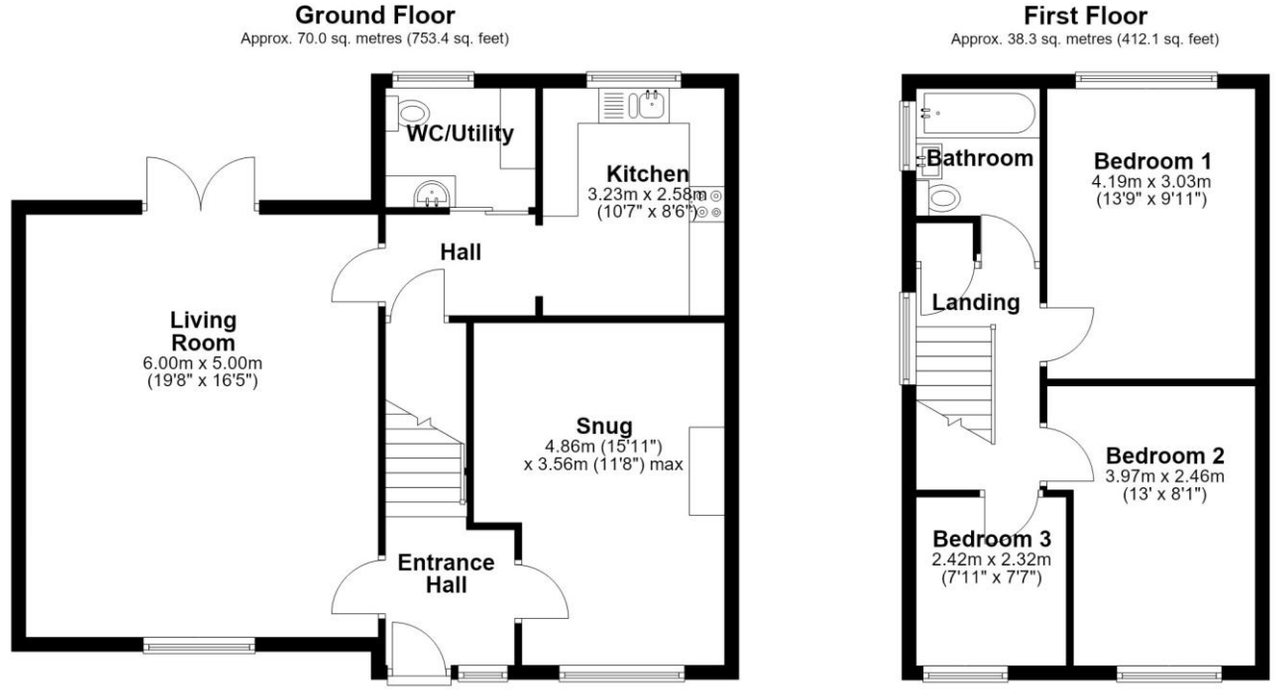




Entrance Hall: Stairs up to the first floor.
Living Room: *19'8" x 16'5" (6m x 5m)* This is the extended part of the property, there is a window to the front aspect, two radiators and french doors opening out to the rear garden.
Lobby Area: Understairs storage.
Cloakroom/Utility: Frosted window to the rear aspect, WC, vanity hand wash basin with storage, radiator, tiled walls and space and plumbing for a washing machine.

Snug: *15'11" x 11'8" (4.85m x 3.56m)* Window to the front aspect, feature fireplace, bespoke built in shelving and storage and radiator.
Kitchen: *10'7" x 8'6" (3.23m x 2.6m)* Window to the rear aspect, fitted with a matching range of base and wall units with worktops, sink and drainer, radiator, space for a cooker, space for a dishwasher and space for a larder style fridge freezer.

Landing: Window to the side aspect, airing cupboard and loft access.
Bedroom One: *13'9" x 9'11" (4.2m x 3.02m)* Window to the rear aspect and radiator.
Bedroom Two: *13' x 8'1" (3.96m x 2.46m)* Window to the front aspect and radiator.
Bedroom Three: *7'11" x 7'7" (2.41m x 2.3m)* Window to the front aspect and radiator.
Bathroom: Window to the side aspect, three-piece suite comprising vanity hand wash basin with storage, WC and panel enclosed bath with shower over and shower screen, part tiled walls and upright radiator.
Outside – Rear: The good-sized rear garden is enclosed by panel fencing and sides onto the playing fields, it is non-overlooked with a patio area, laid to lawn area, decked area and shed to the rear. There is a side return offering access via a side gate back down to the front.



Total area: approx. 108.3 sq. metres (1165.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: C





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