

# BUCKS

PROPERTY AGENTS



50 Norwich Road, Claydon, Ipswich, IP6 0DF

Price £250,000

- Three Double Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazed
- Low Maintenance Front and Rear Garden
- Solar Thermal Panels
- Mid Terraced House
- Cloakroom
- Gas Radiator Central Heating
- Brick Built Studio with Power and Light
- Village Location



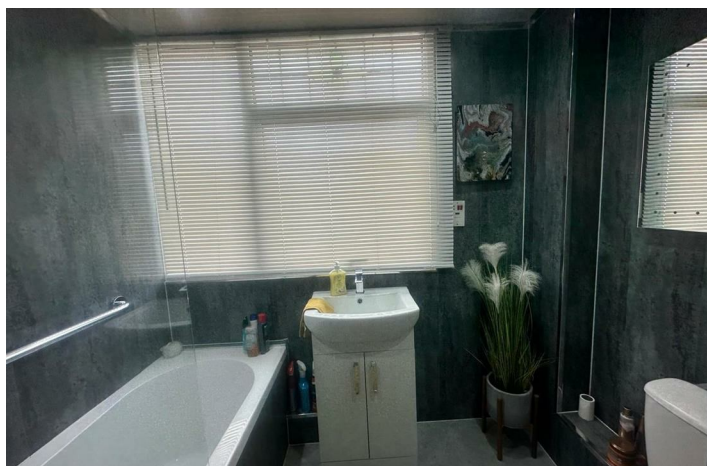
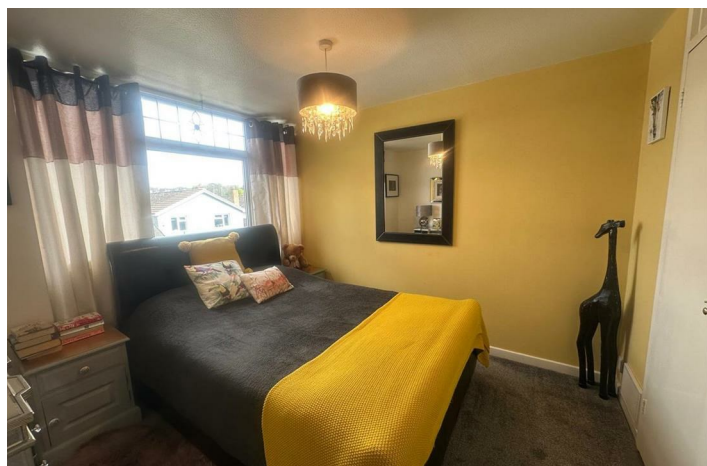
# 50 Norwich Road, Ipswich IP6 0DF

Nestled on the charming Norwich Road in Claydon, Ipswich, this delightful mid-terrace house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family. The house features a modern bathroom, designed for convenience and ease of use. One of the standout features of this property is the inclusion of solar thermal panels, which not only contribute to energy efficiency but also help reduce utility costs, making it an environmentally friendly choice. Step outside to discover a low-maintenance rear garden, perfect for those who prefer to spend their time enjoying their outdoor space rather than tending to it. Additionally, the garden boasts a brick-built studio equipped with power and light, offering a versatile space that could serve as a home office, art studio, or a playroom for children.

With Norwich Road situated within Claydon, a village with countryside around and set among low lying hills and lies next to the River Gipping with local amenities such as post office, hotel, local restaurants and schools. With access to the intersection of the A14 and B1113, Claydon has regular bus connections to local towns of Bramford, Ipswich and Stowmarket offering rail links in to London, Cambridge, Norwich and Bury St Edmunds. With its appealing features and practical layout, this terraced house on Norwich Road is a wonderful opportunity for anyone looking to settle in the vibrant community of Claydon.



Council Tax Band: B



### Entrance Hall

With stairs leading to first floor, built-in cupboard and radiator.

### Cloakroom

With window to front, low level W/C, basin, tiled splashbacks and radiator.

### Sitting Room

With window to front, TV point and radiator.

### Dining Room

With window to rear, two built-in cupboards, wood panelled walls and radiator.

### Kitchen

With window to rear and door leading to outside, range of high and low units, stainless steel sink and drainer, tiled splashbacks, built-in cupboard, space for cooker and American fridge freezer, plumbing for washing machine and tiled floor.

### First Floor Landing

With shelved airing cupboard housing hot water tank, built-in cupboard, loft access with pull down ladder and boiler in loft.

### Bedroom One

With window to front, built-in wardrobe and radiator.

### Bedroom Two

With window to rear, built-in wardrobe and radiator.

### Bedroom Three

With window to front, built-in wardrobe and radiator.

### Bathroom

With window to rear, bath with shower over, shower boards, low level W/C, basin in vanity unit, vinyl tiled floor and heated towel rail.

### Outside

To the front the property is a gravel garden with paving stones leading to the front door. To the rear of the property is a garden comprising of paving stones and concrete, brick built studio with power and light connected, gate leading to rear and for privacy and seclusion is fenced all around.

### Agent Note

With Solar Thermal Panels on the roof connected to the heating system to heat the hot water tank.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 4 roundabouts At the roundabout, take the 2nd exit onto A1120 At Cedars Interchange, take the 3rd exit onto the A14 slip road to Ipswich/Gt. Blakenham/Claydon Merge onto A14 At junction 52, take the B1113 exit to Gt. Blakenham Bramford Gt. Blakenham B1113 Claydon At the roundabout, take the 1st exit onto Ipswich Rd Continue onto Norwich Rd Turn right onto Old Rectory Mews Destination will be on the right Arrive: Norwich Road, Claydon, Ipswich IP6 0DF, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	