



Dunningham Drive, Raydon, Ipswich

3  3  1  B 





- Built in 2020 to a high standard
- Master bedroom with En-suite
- Garage with EV charging point and driveway parking
- Landscaped south-facing garden
- Underfloor heating throughout & air source heat pump
- Modern kitchen diner with integrated NEFF appliances and Quartz worktops
- Energy efficient home with EPC rating B

This stylish three-bedroom detached bungalow, built in 2020, offers modern living in the heart of the peaceful village of Raydon. Finished to a high standard throughout, the property is ready to move into and combines contemporary design with countryside tranquility.

The bright, dual-aspect lounge is perfect for relaxing or entertaining, with underfloor heating providing comfort year-round. At the rear, the open-plan kitchen and dining area features Quartz worktops, integrated Neff appliances, and tiled splashbacks. Patio doors open onto the south-facing garden, creating a seamless indoor-outdoor space. A cloakroom, utility room, and airing cupboard provide practical storage solutions.

The master bedroom includes built-in wardrobes and a private en-suite shower room. Two further bedrooms are well-sized, one with built-in storage, and a family bathroom completes the accommodation with a bath and shower over, WC, and modern fittings.

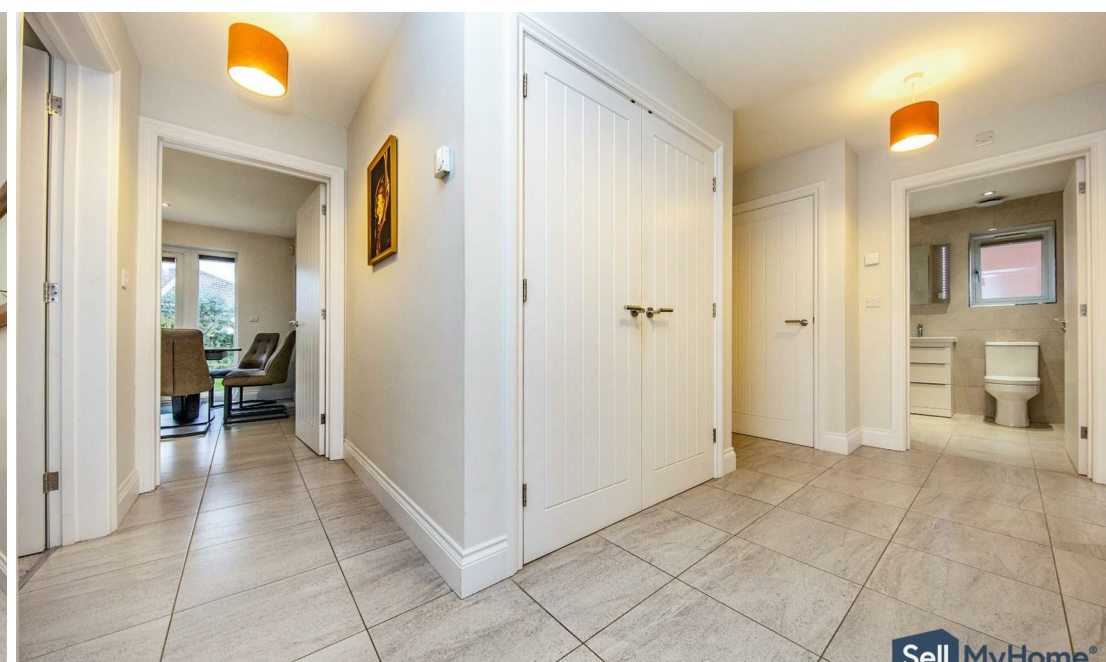
Outside, the landscaped south-facing garden offers a private, sunny retreat with mature plants and multiple seating areas. To the front, the property benefits from a driveway for three to four vehicles, a garage with power and light, and an EV charging point.

Raydon is a sought-after village with easy access to the A12, Ipswich, Colchester, and Hadleigh. Manningtree station, six miles away, provides direct trains to London. Local amenities include a Sports and Social Club, Brett Vale Golf Course, scenic walks, Great Raydon Woods, and the Raydon Airfield memorial museum with the Runway Café.

This exceptional bungalow combines style, comfort, and location, offering the perfect opportunity to enjoy modern village living. Early viewing is strongly recommended.



Guide Price: £550,000











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PRS Property
Redress
Scheme





Total floor area 111.0 sq.m. (1,194 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

(1) 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 is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and related details are accurate as of the date of publication, but may change over time. (7) We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not guarantee the continued availability of any property listed in this brochure. (9) Third-Party Services: Any references to third-party services, such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. (11) Viewing Arrangements: Viewings of properties are by appointment only and should be arranged through the estate agent. (12) Legal Information: Buyers should verify all legal and planning details with the relevant authorities and professionals before proceeding with a purchase.