



Thornhill Road, Ipswich,
£290,000

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GRACE ESTATE AGENTS are delighted to present this lovely 3 bedroom Semi detached property on Thornhill Road in the charming village of Claydon, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The Third bedroom can be used as a third bedroom or a Dining room, the previous owners used this room as a Third bedroom on the ground floor whilst living at the property.

The house features a modern bathroom with a large walk in Shower, ensuring convenience for all residents. The layout is thoughtfully designed to maximise both space and functionality.

Claydon is known for its friendly community and picturesque surroundings, providing a peaceful retreat while still being within easy reach of Ipswich's amenities. This property is not just a house; it is a place where you can truly feel at home. Whether you are looking to settle down or invest, this charming residence on Thornhill Road is certainly worth considering.

Entrance Hall

UPVC double glazed entrance door, access to the living room, Bedroom Two, Kitchen and access to the First floor. One Radiator and heating control.

Living Room

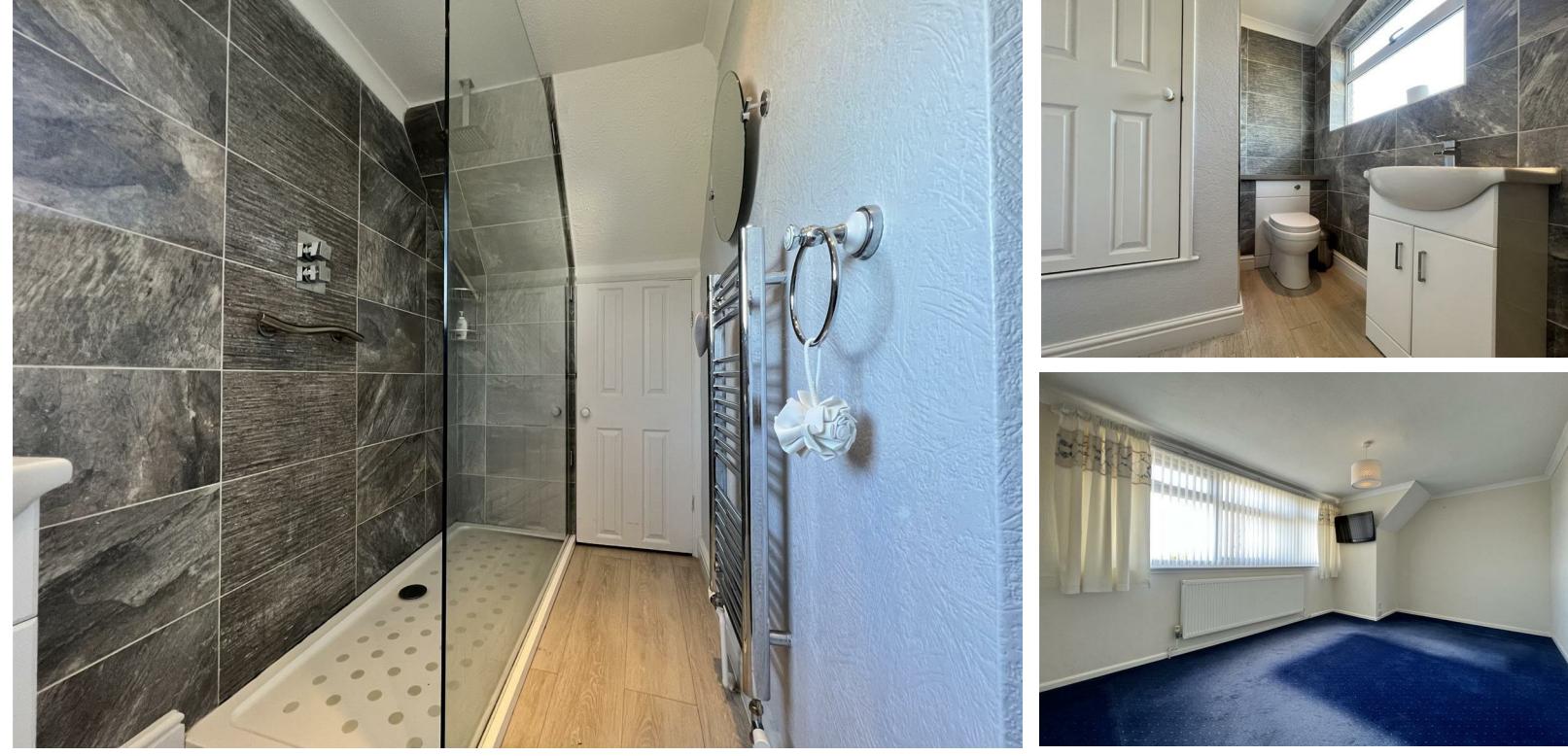
15'8" x 12'1" (4.8 x 3.7)

Two radiators, Wall light points, Front facing UPVC double glazed window and solid stone fire surround inset with flame effect fire.

Bedroom Three/Dining room.

6'10" x 11'1" (2.1 x 3.4)

Radiator, UPVC double glazed window to the rear aspect overlooking the garden.





Kitchen
8'6" x 14'5" (2.6 x 4.4)
Fitted worktops inset with one bowl sink unit with mixer tap, built-in eye level stainless steel and glass electric oven, inset four ring gas hob, extractor fan connected, plumbing for washing machine and dishwasher, Gas boiler, inset spotlights, tiled floor, Understairs storage, UPVC double glazed window rear facing and glazed door opening to rear garden.

First Floor Landing
Access to the insulated loft space, Master Bedroom, Bedroom One and Shower room.

Bedroom One
15'8" x 9'2" (4.8 x 2.8)
One Radiator, UPVC double glazed window front facing.

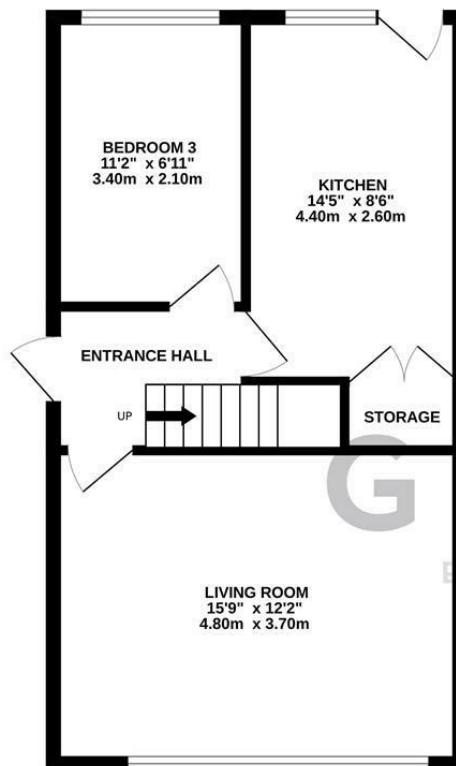
Shower Room
9'1" x 7'4" (2.79m x 2.24m)
Low level WC, large walk-in shower cubicle with fixed glazed screen and vanity unit with wash hand basin and storage cupboards below, Chrome towel radiator, cupboard, storage cupboard, UPVC double glazed window which is side facing.

Bedroom Two
10'9" x 9'2" (3.3 x 2.8)
Radiator, Rear facing UPVC double glazed window.

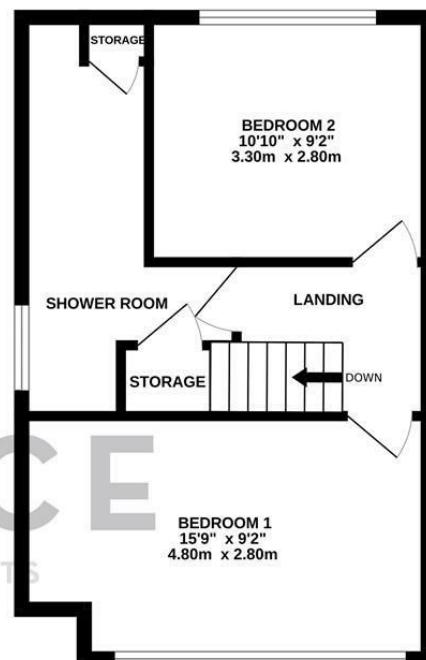
Outside
At the front of the property there is a lawn area with a concrete path leading to the public footpath. A Drive way which provides off road parking for two vehicles and leads to a brick built garage with up and over door. Adjacent to the Garage is a side gate that leads to the side garden and a timber garden shed. Pedestrian path leads to the extensive rear garden, predominately laid to lawn, with fenced boundaries.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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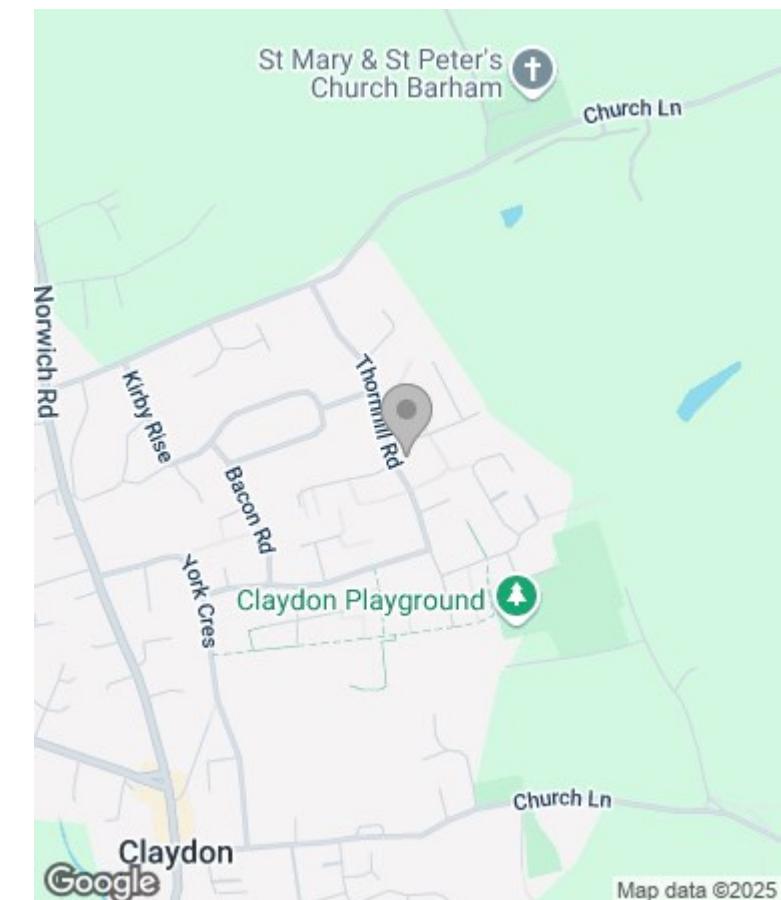
Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

St Mary & St Peter's
Church Barham



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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	