



BYFORDS OVERBURY HALL ROAD

FROST & PARTNERS

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LAYHAM, IPSWICH | SUFFOLK | IP7 5NA



An immaculate three bedroom semi-detached house, dating back to the 1890's offering spacious living accommodation, with an attached single garage, plenty of on the street parking nearby and beautifully maintained gardens. All set on a quiet country lane in the popular village of Layham.

As you enter the property, there is a sitting room with a window to the front, feature brick fireplace housing a multi-fuel burner and a step down to the dining room, which has French doors overlooking and leading out to rear gardens, staircase rising to the first floor and Suffolk latch door to an inner lobby, which accesses the kitchen and cloakroom. The extended kitchen has windows to the rear overlooking the gardens and a half glazed door leading out to the same and comprises a sink unit inset into a range of work surfaces with cupboards and drawers below, range of matching wall mounted cupboards, integrated double oven, integrated four burner hob with extractor above, space for washing machine, tumble dryer and dishwasher, space for upright fridge freezer, tiled floor and door to the garage, which has light and power connected and an electric roll up door.

On the first floor, there is a landing with doors to the bedrooms and bathroom, airing cupboard and further storage cupboard.

Bedroom 1 has dual aspect windows to the front and rear,



fitted wardrobes and access to roof storage. Bedroom 2 has windows to the front, fitted wardrobes, cast iron fireplace and access to roof storage. Bedroom 3 has a window the rear and a vaulted ceiling. The bathroom has a window to the rear and a white suite comprising a free-standing bath, large shower cubicle and vanity unit incorporating wc and wash basin.

Outside, the attractive south facing rear gardens are laid partly to lawn and partly to terraced seating areas with a garden shed, log store and an external oil fired boiler. All bounded by panelled fencing with a stream beyond.

Offer in Excess of £450,000

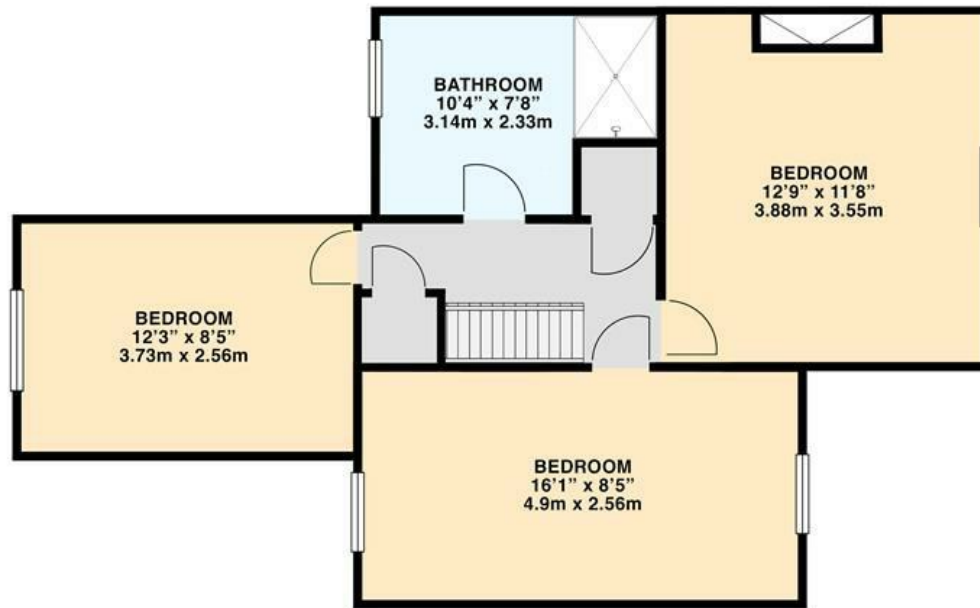
Additional Information

Tenure: Freehold

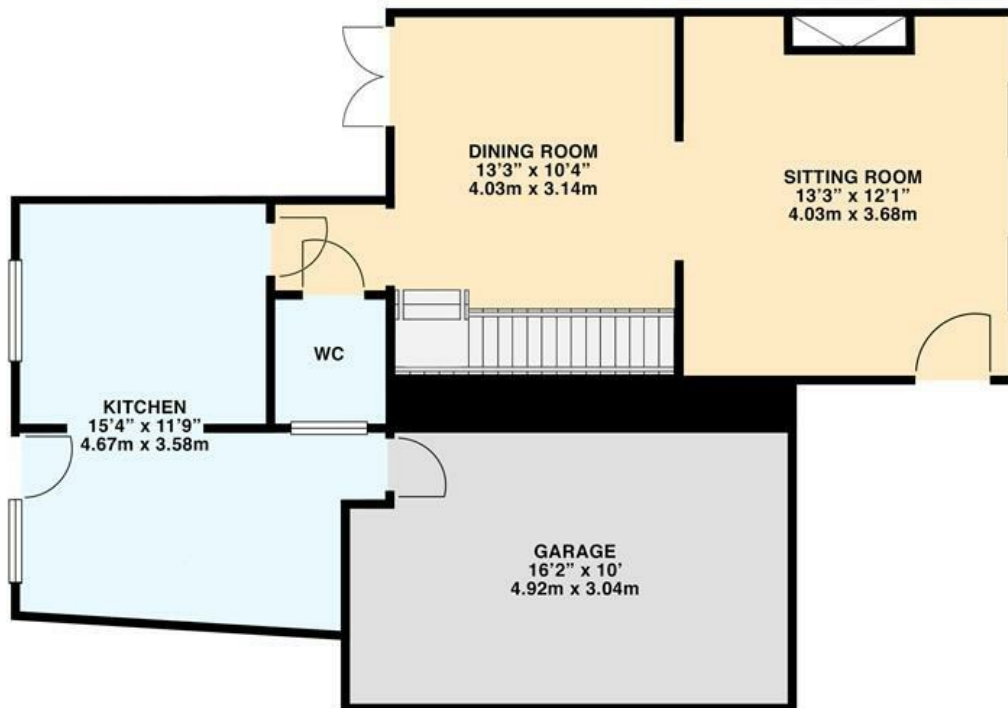
Local Authority: Babergh District Council

Council Tax: D





FIRST FLOOR



GROUND FLOOR



FROST & PARTNERS

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 