



29 TAYLER ROAD

FROST & PARTNERS

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HADLEIGH, IPSWICH | SUFFOLK | IP7 5HH



An extended and well presented four bedroom semi-detached house with good sized rear gardens, single garage and off road parking. All located in this popular residential area, just a short walk from the town centre and the local schools.

As you enter the property, there is a hallway, which has a staircase rising to the first floor and doors to the dining room and kitchen breakfast room, which has been opened up to create a large L-shaped room with a window to the rear overlooking the garden, a door leading out to the same and comprising a sink unit inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, recess space for oven, space and plumbing for dishwasher, space for American style fridge/freezer. There is also a utility area, which comprises further work surfaces, space and plumbing for washing machine and a door to the cloakroom. The dining room has a curved bay window to the front, patio doors overlooking and leading out to the rear garden and an archway through to the sitting room, with a cosy feel which has dual aspect windows to the front and rear.

On the first floor, there is a landing with doors to the four double bedrooms and the bathroom. Bedrooms 1, 2 and 4 all benefit from windows to the rear overlooking the garden and with views across Hadleigh and the surrounding countryside.



The bathroom has a window to the rear and comprises a panelled bath with shower attachment, low level wc and wash basin.

Outside, to the front, the property is accessed via a shared driveway, which leads to further parking to the front of the property and to the single garage, which has an up and over door with light and power connected and a personal door to the rear. There is a side gate accessing the rear garden, which is mainly laid to lawn with a paved terraced seating area, wooden pagoda, garden shed and a summer house with light and power connected. All bounded by panelled fencing.

Guide Price - £335,000

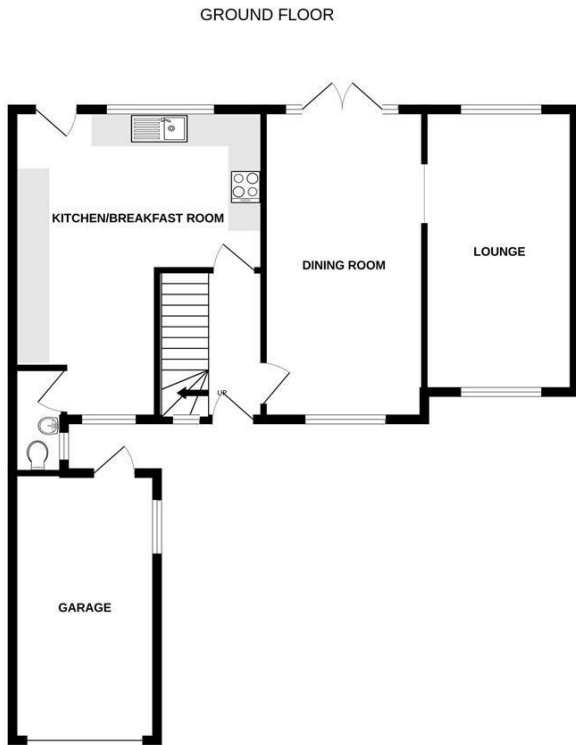
Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: B





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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Frost & Partners

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456

E. sales@frostandpartners.co.uk

www.frostandpartners.co.uk

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		84
(69-80) C	74	
(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	