



HARVEST COTTAGE UPPER STREET

FROST & PARTNERS

# HARVEST COTTAGE UPPER STREET

LAYHAM, IPSWICH | SUFFOLK | IP7 5JZ



A charming two bedroom semi-detached cottage, including sitting room, dining room, kitchen, conservatory, ground floor bathroom and first floor cloakroom, together with a pretty courtyard garden to the rear and off road parking for one vehicle. All located in the popular village of Layham.

As you enter the property, there is a porch with a door leading into the sitting room, which has a window the front, exposed timber opening to the dining room, brick fireplace housing a wood burning stove with storage to the right-hand side and shelving to the left-hand side, under stairs storage and shelving and a staircase rising to the first floor. The dining room has two storage cupboards; one housing the hot water cylinder, recess space with radiator cover occupying the oil fired boiler and doors to the kitchen, conservatory and bathroom. The kitchen has a window to the rear overlooking the courtyard garden, further window to the side and comprises a stainless steel sink inset into a range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated double oven, four burner hob with extractor above, space for fridge/freezer and space and plumbing for washing machine. The conservatory is located to the left-hand side and has a door leading out to the courtyard garden. The bathroom has a window to the rear and comprises a panelled bath, wc and wash basin.



On the first floor, there is a landing with access to the roof space and doors to the bedrooms and cloakroom. Bedroom 1 has a window to the front offering countryside views and a built-in cupboard and bedroom 2 has a window to the rear overlooking the courtyard garden and built-in cupboards.

Outside, to the front, there is a driveway providing off road parking for one vehicle and steps leading up to the front door. To the rear, there is a courtyard garden with a variety of mature shrubs and hedging. The property benefits from solar panels situated at the front.

Guide Price - £295,000

### **Additional Information**

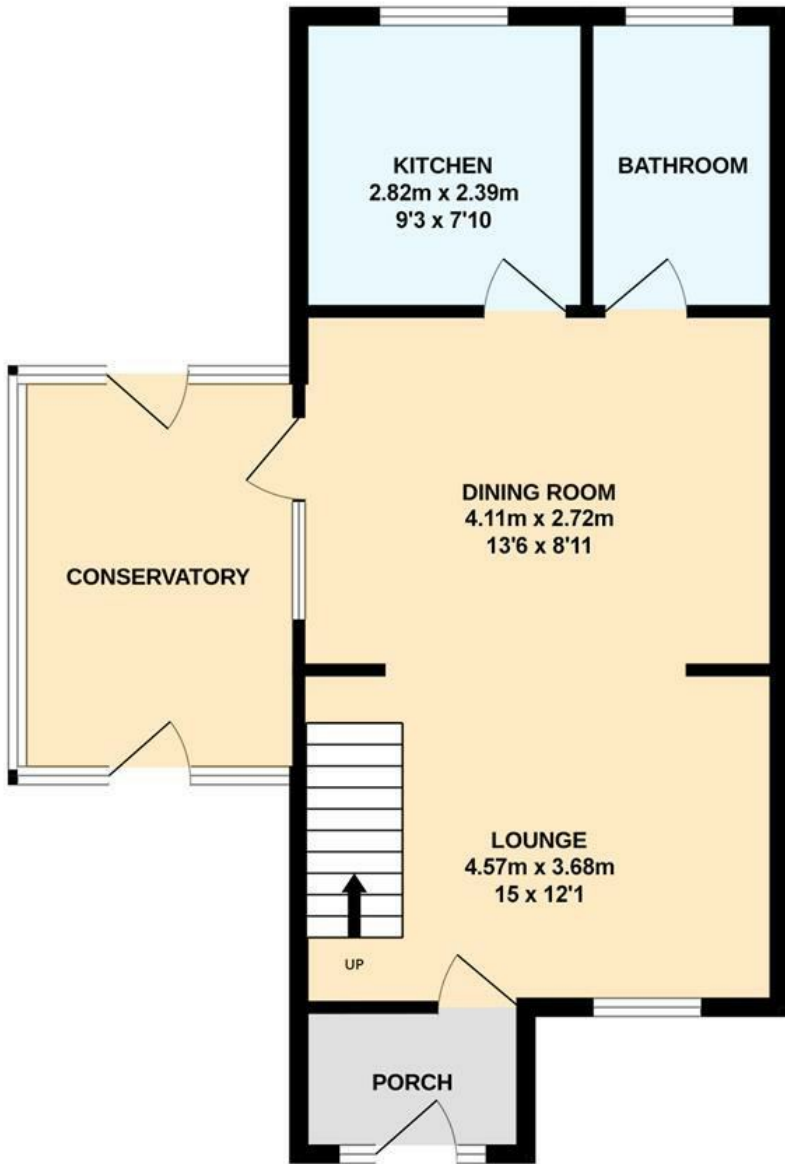
Tenure: Freehold

Local Authority: Babergh District Council

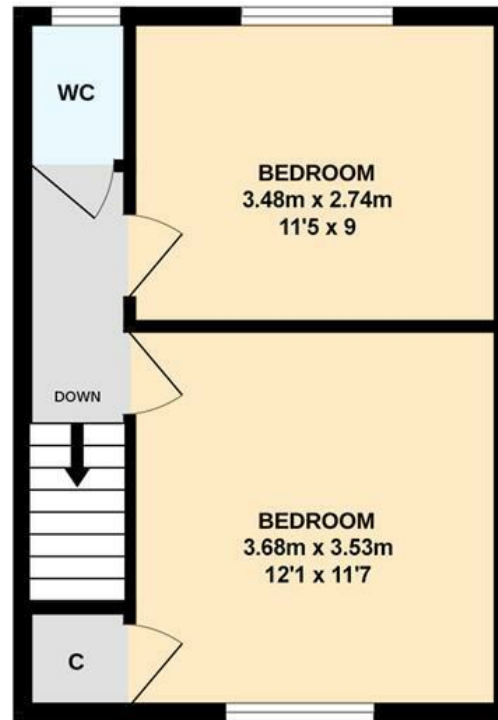
Council Tax: C



GROUND FLOOR



1ST 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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