



PUMP COTTAGE LAYHAM ROAD

FROST & PARTNERS



# PUMP COTTAGE LAYHAM ROAD

## LAYHAM, IPSWICH | SUFFOLK | IP7 5NB



A delightful and spacious three bedroom semi-detached Victorian house with a detached single garage, off road parking and well maintained gardens. All situated on a quiet country lane in the popular village of Layham.

As you enter the property, there is a lobby with a door to the kitchen, which has a door to the dining room, French doors overlooking and leading out to the rear gardens and comprises a stainless steel sink unit, range of work surfaces with cupboards and drawers below, matching wall mounted cupboards and a range of integrated appliances including; oven, ceramic hob with extractor over, fridge/freezer and dishwasher. The dining room has exposed exposed ceiling timbers, staircase rising to the first floor, and doors through to the utility and sitting room, which has twin windows to the front and one to side, exposed ceiling timbers and a fireplace house a multi-fuel burning stove. There is a also a convenient utility area, which has a door leading out to the rear gardens, space and plumbing for washing machine and a further door to the shower room, which comprises a shower cubicle, wc and wash basin.

On the first floor, there is a landing with access to the roof space, airing cupboard housing the boiler system and doors to three double bedrooms and the family bathroom. All three bedrooms benefit from pleasant views across the surrounding area and the family bathroom has a white suite comprising a panelled bath with shower attachment and a





vanity unit incorporating the wc and wash basin with storage below.

Outside, to the front, the driveway provides off road parking for three vehicles and leads to the detached single garage with double access doors to the front, light and power connected and French doors leading out to the rear gardens, which are laid mainly to lawn with a variety of mature flowers and shrubs, terraced seating area, further paved area ideal for storage, summer house, a rear stream and an iron access gate.

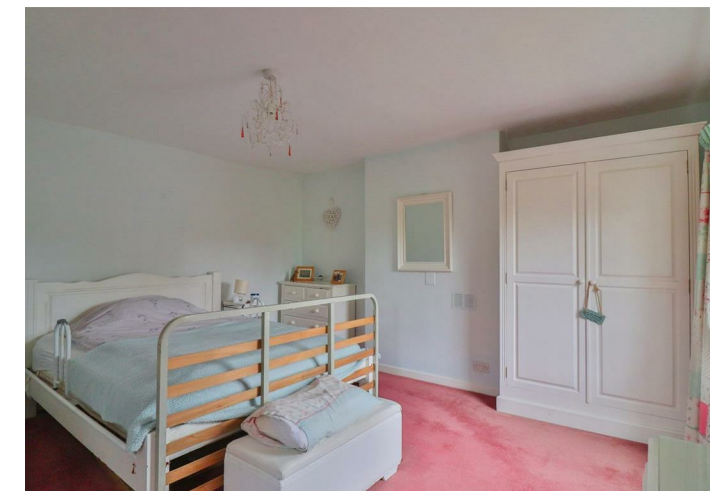
Guide Price £465,000

### Additional Information

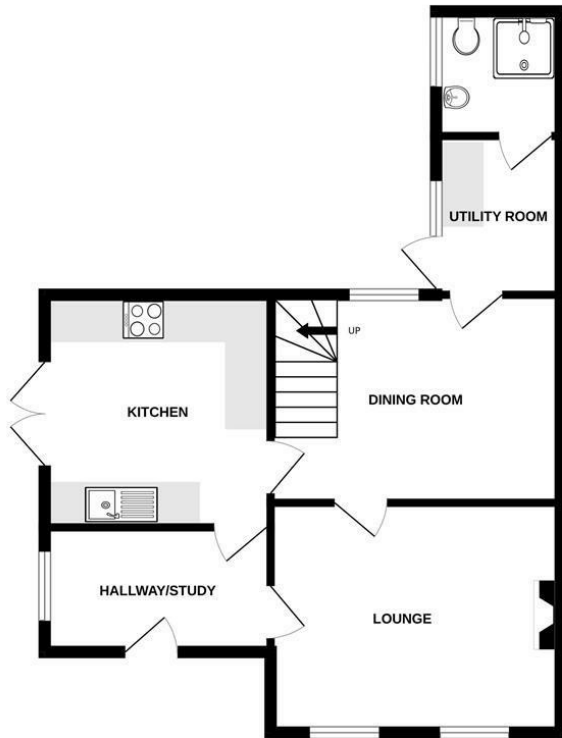
Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: D



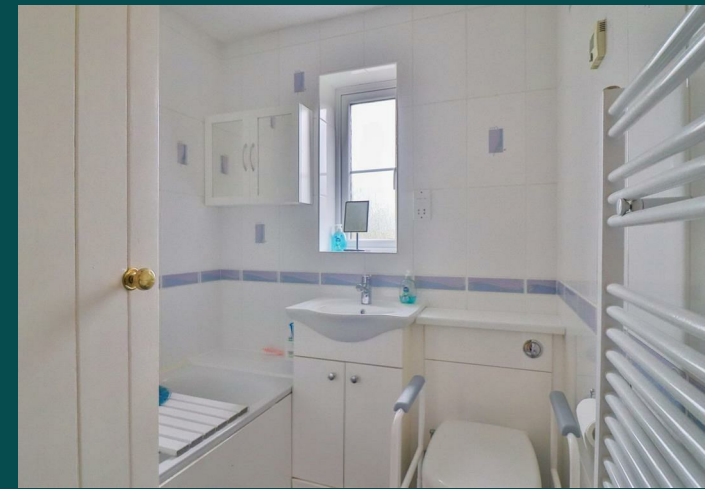
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024



# FROST & PARTNERS

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</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	