



75 BRETT GREEN

Layham | Suffolk



Chapman Stickels

75 BRETT GREEN LAYHAM, SUFFOLK IP7 5LX

CHAIN FREE - A WELL-PROPORTIONED THREE BEDROOM TERRACED HOUSE DISCREETLY POSITIONED IN A RURAL LOCATION WITH GARDEN, GARAGE AND OFF-ROAD PARKING

Hadleigh - 1.5 miles

Ipswich - 10 miles

Colchester - 13 miles

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- Entrance hall • Sitting / dining room • Cloakroom • Three bedrooms •
 - Family bathroom • Garden • Off-road parking • Garage •





The Property

75 Brett Green forms part of a small development set in a peaceful location, in the sought-after Suffolk village of Layham.

The accommodation is well-proportioned, offering a practical layout with a welcoming entrance hall which leads to the downstairs accommodation comprising a kitchen providing various eye and base level units combined with wood effect worktops, and a large window overlooking a communal green area to the front. Beyond the kitchen lies a generous sitting/ dining room with French doors to the fully enclosed and private rear garden, and a cloakroom.

On the first floor, a spacious landing with airing cupboard and loft hatch provides access to three bedrooms and a family bathroom. The two double bedrooms benefit from built in wardrobes.

Outside to the front of the house is a pleasant communal green area with a footpath leading to the single garage a few yards away (in a block), and to the rear of the house lies a private and fully enclosed garden.

Agents Note

A pedestrian right of access exists over the neighbouring garden.

Location

75 Brett Green is located approximately 1 mile from the popular historic market town of Hadleigh which is situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre of Hadleigh offers a wide range of local amenities including restaurants, pubs, sports facilities and a good selection of shops.

Services

Mains electricity, water and drainage connected.

EPC

Current C (70). Potential B (86).

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Approximate Floor Area

Main House - 913 sq. ft / 84.89 sq. m

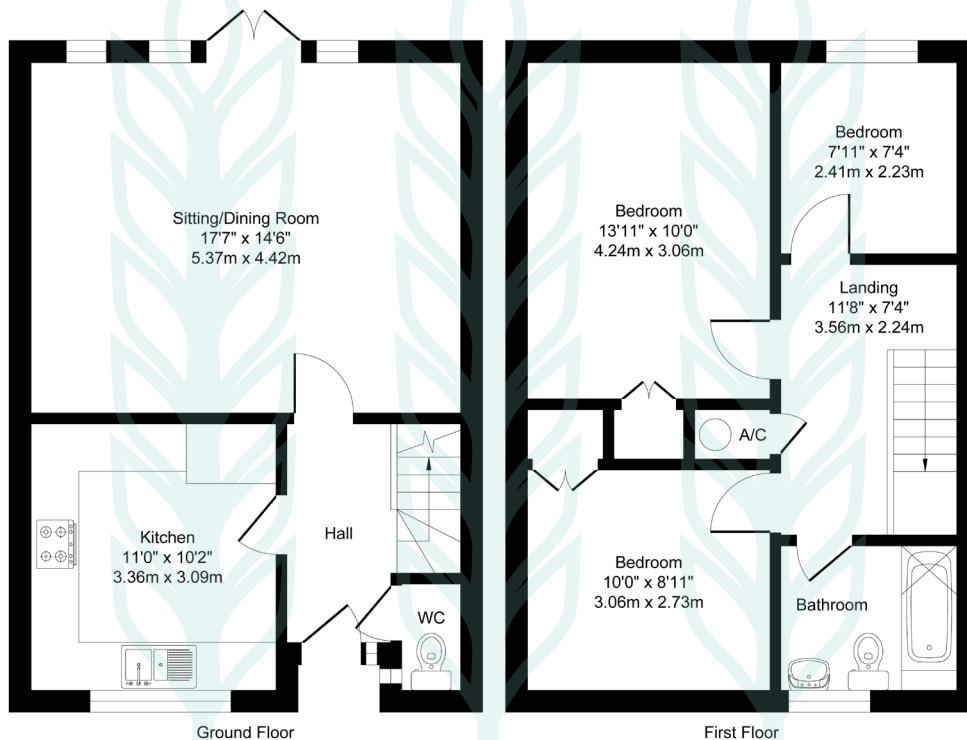


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