



# TACKERS

Whatfield | Suffolk



Chapman Stickels



# TACKERS, THE STREET, WHATFIELD, SUFFOLK, IP7 6QN

Hadleigh – 3 miles

Ipswich – 11 miles

Sudbury – 13 miles

- Porch • Entrance Hall • Kitchen / Breakfast room •
- Sitting room • Dining room • Utility • Family bathroom •
- 4 Bedrooms (1 ensuite) • Study / bedroom 5 •
- Front and rear gardens • Detached garage / workshop •
- Off-road parking • In all, 0.3 acres •

## The Property

Occupying an appealingly secluded village setting, Tackers comprises a detached four / five bedroom bungalow which originally dates from the 1950's. Covering just under 2,200 sq.ft, the accommodation is both well-proportioned and extensive, which includes a later rear addition, as well as further alterations in 2002. The rear extension is believed to have been built in the 1980's, which chiefly consists of the dining room with double doors onto the rear garden. The remaining reception space comprises the particularly spacious sitting room with open fire.

The rear kitchen / breakfast room is fitted with worksurfaces on three walls with a Rangemaster cooker, as well as a comprehensive range of pine base and eye level units. The adjacent utility room offers further worksurfaces, storage cupboards and a cloakroom.

The bedrooms are chiefly to the eastern end of the bungalow where the main twin aspect bedroom (with ensuite shower room) provides further access onto the rear garden. The remaining bedrooms are again well-proportioned and are served by a family bathroom with a fitted white suite and corner shower.

Outside, the bungalow is set well back in some 0.3 acres with an 'in and out' shingle driveway providing ample off-road parking and a detached garage / workshop having power connected.

## A SUBSTANTIAL DETACHED BUNGALOW DISCREETLY LOCATED IN THE VILLAGE CENTRE TOGETHER WITH PRIVATE GARDENS, OFF-ROAD PARKING AND A DETACHED GARAGE





The main garden is to the rear which consists of large rear patio with steps leading onto an area of lawn, interspersed with established plant and shrub borders. Outbuildings include timber shed and greenhouse.

The boundaries are clearly defined which abut meadowland on the entire northern and eastern aspects, giving attractive rural views.

#### Agents note

The property is sold subject to any rights of way that may exist over the accessway coloured blue, in favour of the land coloured green on the attached plan.

#### Location

Whatfield is a village approximately 5 miles from Hadleigh. Hadleigh is a very popular historic market town 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 offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

#### Services

Mains electricity, water and drainage. Oil fired central heating

#### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Tax Band F

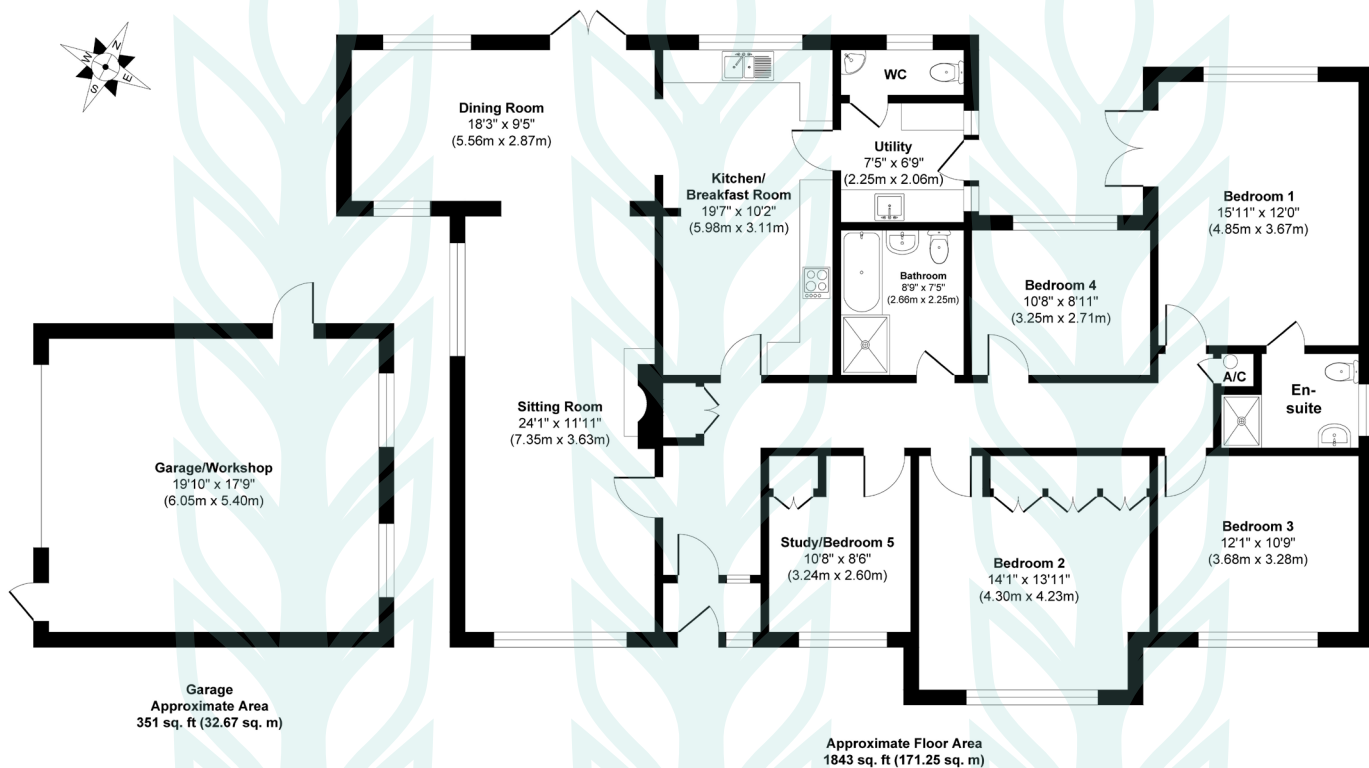
#### EPC Rating

Current D (64). Potential C (72)





## Tackers, The Street, Whatfield, Suffolk, IP7 6QN



**Approx. Gross Internal Floor Area 2194 sq. ft / 203.92 sq. m.(Including Garage)**  
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HM Land Registry  
Official copy of  
title plan

Title number **SK298279**  
Ordnance Survey map reference **TM0246NE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Suffolk : Babergh**



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