



Brickyard Cottage
Lower Layham, Suffolk

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Brickyard Cottage, The Street, Lower Layham, Ipswich, Suffolk, IP7 5LZ

The tranquil village of Lower Layham is nestled within the Brett Vale, with the market town of Hadleigh one mile distant. Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

A high specification, newly constructed three/four bedroom (two en-suite) detached property of timber framed brick and weatherboard construction, partly faced in timber cladding and set beneath a pitched clay tiled roof line enjoying a discrete, tucked away position within the highly regarded parish of Lower Layham.

Composite grained effect security door opening to:

ENTRANCE HALL: (4.41m x 3.66m) A dual aspect, expansive entrance hall afforded wealth of natural light from the glazed panelling to front and glazed screening to rear affording an aspect across the south west facing rear terrace. Amtico flooring, underfloor heating throughout the ground floor and double doors opening to:

SITTING ROOM: (6.03m x 3.45m) Afforded a dual aspect with aluminium framed, casement window to side, sliding patio door and a wood burning stove set on a plinth. A range of LED spotlights and aspect across the terrace and gardens.

KITCHEN/DINING ROOM: (6.04m x 4.42m) Set beneath a pitched roof line with a range of velux skylights and fitted with a matching range of matte fronted base and wall units comprising of tall larder cupboards, deep fill pan drawers, base level units and soft close, lined under surface units. Stainless steel single sink unit with mixer tap above, marbled patterned upstands and integrated appliances including a Bosch oven with grill above, full height fridge, freezer, a dishwasher and waste/recycling unit. A Lamona four ring ceramic hob with a flush extraction is set within

a marble topped peninsula unit, Amtico flooring and aluminium framed, double glazed patio door to side.

UTILITY ROOM: (4.65m x 1.91m) Fitted with an extensive range of matte finished green base and wall units with marble surfaces, stainless steel, Blanco single sink unit with mixer tap above. Space for a washing machine/tumble dryer, composite grained effect, half height panelled glazed screen stable door opening outside. Range of LED spotlights.

STUDY/BEDROOM 4: (3.94m x 3.13m) With casement window range to front.

SHOWER ROOM/EN-SUITE: (1.95m x 1.95m) Fitted with ceramic WC, wash hand basin within a floating gloss fronted unit and separately screened shower with both mounted and handheld shower attachment. Wall mounted heated towel radiator, heated mirror and frosted glass casement window to side.

First floor

GALLERIED LANDING: Providing a linear walkway connecting all first-floor bedrooms with velux windows to rear and door to:

BEDROOM 1: (5.02m x 3.95m) With casement window range affording an attractive aspect across the south west facing rear terrace, hatch to loft with loft ladder, range of LED spotlights and fitted wardrobes. Recess and door to:

EN-SUITE BATHROOM: (3.89m x 1.96m) Fitted with ceramic WC, twin wash hand basins within a floating gloss fronted unit, bath and double width shower unit with both mounted and handheld shower attachment. Wall mounted heated towel radiator.

BEDROOM 2: (3.90m x 3.11m) With closed casement window to front and aspect across gently rolling farmland beyond. Range of fitted wardrobes, wall lights and LED spotlights.

BEDROOM 3: (3.91m x 2.50m) With velux window to side. Fitted wardrobes, range of LED spotlights this room offers considerable versatility as either a bedroom, dressing room or first floor study/office.

SHOWER ROOM: (2.43m x 2.16m) Fitted with ceramic WC, wash hand basin with water fall tap over, a shower with both mounted and handheld shower attachment and smart tap, wall remote and wall mounted heated towel radiator. Range of LED spotlights and velux window to side.

Outside

The property is discreetly set amidst picturesque surroundings within the historic parish of Lower Layham. Approached via a shared access road with visitor parking, the allocated parking to the property is set within the:

DOUBLE CARPORT: (6.03m x 5.86m) With oak struts, lights and power connected and doors to rear to plant cupboard containing under floor heating manifold and pressurised water cylinder, together with a storage area.

STORAGE AREAS: For bikes, bins and logs down the side of the house.

The gardens are set to the side and rear with a walkway around the property, a substantial terrace enjoying a south westerly aspect with steps descending to an expanse of lawn to side. Range of border planting, fledgling trees and enjoying an attractive, unspoilt situation.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Mains water, drainage and electricity are connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC

WHAT3WORDS: ///deeds.ignoring.promote

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** TBC

VIEWING: Strictly by prior appointment only through DAVID BURR.

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