

35 Brett Green, Layham

Ipswich

Guide Price £250,000

35 Brett Green

Layham, Ipswich

A well-presented three-bedroom terraced house, situated within a pleasant residential area of Layham, enjoying an attractive outlook over a green space. The property offers spacious and versatile accommodation, including a generous kitchen/diner, living room, ground floor cloakroom, three bedrooms and family bathroom, together with an attractive enclosed rear garden, garage and off-road parking.

The ground floor accommodation is accessed via an entrance hall, with a staircase rising to the first floor and doors leading to the principal rooms. The living room is positioned to the front of the property, enjoying plenty of natural light from its large window and a pleasant outlook towards the green.

To the rear is a particularly spacious kitchen/diner, fitted with a range of white wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. The kitchen/diner offers ample cupboard and worktop space, together with a breakfast bar providing additional seating. Windows and glazed doors allow plenty of natural light into the room, with access directly onto the rear garden. Completing the ground floor accommodation is a convenient cloakroom fitted with a WC and wash hand basin, together with useful storage.









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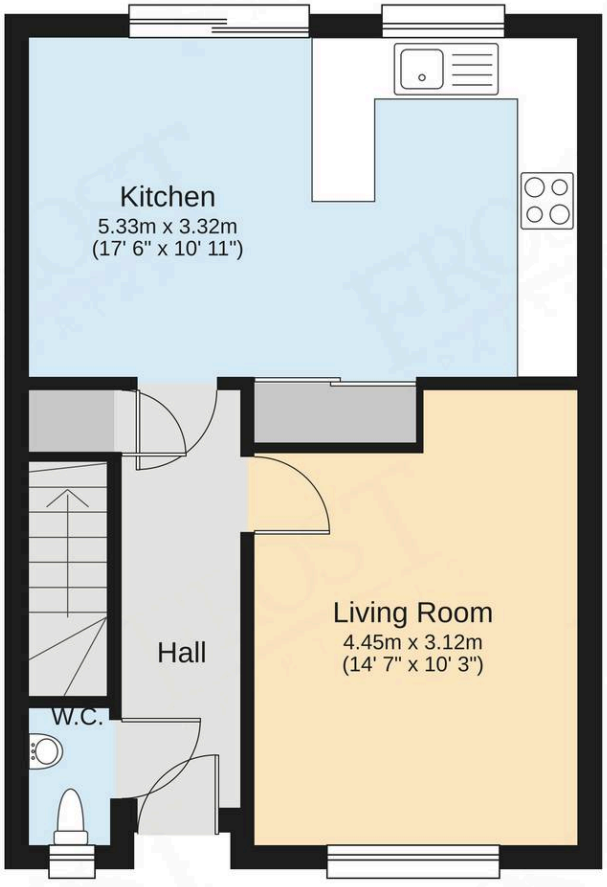
On the first floor, the landing provides access to three bedrooms, with the two larger bedrooms benefiting from built-in wardrobe storage. The third bedroom offers flexibility for use as a child's bedroom, nursery or home office. The bedrooms are served by a family bathroom, fitted with a white suite comprising a panelled bath, wash hand basin and WC.

Externally, the property enjoys an attractive frontage overlooking a pleasant green space with established trees and planting. To the rear is an enclosed garden, predominantly laid to lawn with a paved patio area providing space for outside seating. A paved pathway runs alongside the lawn towards the rear of the garden, where a timber garden shed provides additional storage. The garden is enclosed by timber fencing and benefits from gated rear access, with a garage and off-road parking situated beyond.

Located within the popular village of Layham, the property enjoys a convenient position close to Hadleigh, which offers a wide range of independent shops, cafés, restaurants, schools and everyday amenities. The surrounding Suffolk countryside provides attractive walking routes and rural scenery, whilst Ipswich and Colchester are also within easy reach.

Council Tax band: B

Tenure: Freehold









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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.

The Property Ombudsman

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