



Hizzy
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1 Mill Lane, Layham, IP7 5JT

Guide price £280,000

About the property

** Guide £280'000 - £300'000 ** Positioned within the highly regarded village of Layham, just a short drive from the market town of Hadleigh, this three-bedroom semi-detached home occupies a discreet setting, screened behind mature trees and established hedging, offering a notable sense of privacy. A defining feature of the property is the generous garden, predominantly laid to lawn, complemented by a secondary garden area and a sun terrace. The property offers potential for extension, subject to the necessary planning consents, while the existing accommodation is well presented and immediately comfortable for occupation. The internal layout begins with an entrance hall with stairs rising to the first floor. To the front, a separate dining room provides a more formal reception space, while to the rear, the living room enjoys a pleasant outlook over the garden. The kitchen is well arranged and further enhanced by a useful walk-in pantry. Positioned to the side of the kitchen, a rear lobby provides external access and links to a range of practical supporting spaces, including a WC, utility room, and a boiler/storage room, all contributing to the overall functionality of the home. To the first floor, there are three well-proportioned bedrooms, served by a modern fitted shower room.

Outside

The property is approached via a walkway with a gate opening into the front garden, which is laid to lawn and complemented by established flower borders and mature trees. Side access leads through to the rear garden, where there is also a paved terrace, enclosed by fencing and providing a well-defined and private seating area. Beyond this is a smaller, enclosed section of garden, within which there is a workshop along with a separate garden shed, offering excellent storage and versatility. The principal garden lies to the side of the property, forming the largest area of outdoor space and extending to approximately 100ft. This section is predominantly laid to lawn with a variety of established trees and shrubs, creating a mature and well-screened setting. Parking: Whilst there is no formally allocated parking, the current owner makes use of a space to the rear. We understand this area is not officially designated and is available on an informal basis.

Useful info

All mains services are connected to the property, The heating is gas fired via radiators (not tested by the agents) . Band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///presume.even.corrupted. Broadband download and upload speed up to 1000mbps (Source Ofcom). Mobile coverage, good outdoor on O2, EE, Vodafone and Three. (Source Ofcom).





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- Discreetly tucked away position in Layham
- Three well-proportioned bedrooms
- Utility room and downstairs WC

- Garden extending to approximately 100ft
- Separate living room and dining room
- Modern fitted shower room

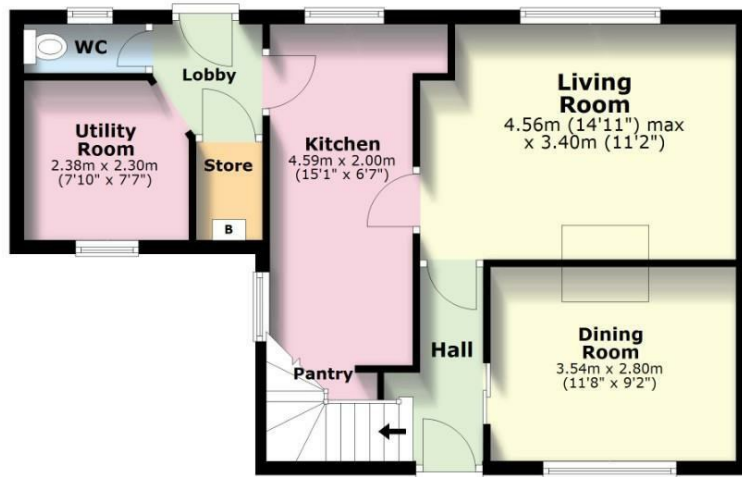
- Excellent potential to extend (STPP)
- Kitchen with walk-in pantry
- Enclosed terrace and additional rear garden



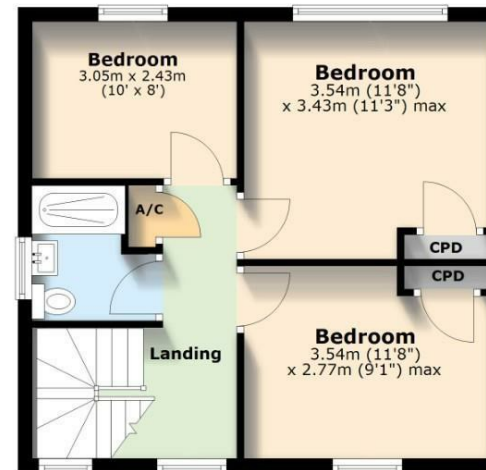


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Ground Floor



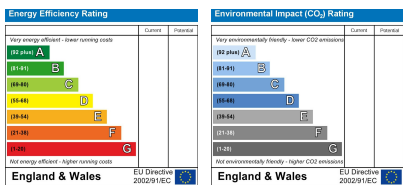
First Floor



Total area: approx. 94.7 sq. metres (1019.7 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

EPC



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