

23 Naughton Road, Whatfield, Ipswich, IP7 6QL



Freehold

Offers In Region Of

£280,000

Subject to contract

Potential to extend STPP

- 2 bedrooms
- 3 reception rooms
- 1 bathroom



This sublimely located semi detached property is situated in a rural position on the outskirts of the village of Whatfield and just a short drive from the neighbouring towns of Hadleigh and Stowmarket.

# Some details

## General information

This semi detached home is offered with no onward chain and presents a fantastic opportunity to create a fantastic family home in a beautiful rural setting. The property currently comprises of two bedrooms, family bathroom, two reception rooms, conservatory and downstairs W.C and a large rear garden backing onto fields.

A convenient front porch gives access via a further internal front door to the entrance hall which includes stairs to the first floor and a door off to the downstairs accommodation. Set to the front of the property is the main living room which benefits from field views to the front a large under stairs storage cupboard and an open fireplace with brick surround and tiled hearth. Directly off the living room is the dining space which opens out into the current kitchen area. The dining room includes an internal door into the conservatory and the kitchen includes wall and base units with plumbing for washing machine, integrated stainless steel sink and drainer, double glazed window to the side and space for electric cooker. This space downstairs could be easily remodelled to create a fantastic open plan living space. Set to the rear of the property is the brick based conservatory which also includes access to the downstairs W.C. The conservatory includes sliding patio doors to the rear garden and also houses the central heating boiler. The downstairs bathroom includes W.C, wash hand basin with tiled splashback and a frosted double glazed window to the rear.

Stairs rise to the first floor where the bright landing space leads directly to the two bedrooms and family bathroom. The main bedroom is set to the front of the property and includes far reaching views over the neighbouring countryside, fitted wardrobe, feature fireplace and a further built in storage cupboard. The second bedroom is set to the rear of the property and also benefits from far reaching views of the neighbouring farmland. The bedroom also includes a feature fireplace, an airing cupboard with additional storage. The main bathroom is in need of some repair and does include panel enclosed bath with shower over and mixer tap, W.C, wash hand basin in vanity unit and a double glazed window overlooking the rear garden.

## Living room

14' 7" x 11' 9" (4.44m x 3.58m)

## Dining room

11' 5" x 7' (3.48m x 2.13m)

## Kitchen

7' x 6' (2.13m x 1.83m)

## Cloakroom

4' 7" x 3' 9" (1.4m x 1.14m)

## Conservatory

12' 8" x 7' 7" (3.86m x 2.31m)

## Landing

## Bedroom one

13' 8" x 8' 9" (4.17m x 2.67m)

## Bedroom two

10' 2" x 9' 4" (3.1m x 2.84m)

## Bathroom

8' 2" x 7' 1" (2.49m x 2.16m)

## Outside

One of the main selling features of this property is the incredible surrounding countryside and the outside space to both the front and rear. To the front of the property begins with a shingle driveway which leads to a garage with an up and over door and has the potential to extend above subject to the necessary planning consents. The front garden finishes with an expanse of lawn and bordering fencing and mature bushes and shrubs. There is plenty of potential here to make further parking should you require.

The gated side access leads to the rear garden which is approximately 150ft. long and looks out directly onto the farmland beyond. The garden itself consists of an initial patio seating area and concrete paving which forms a pathway to the bottom of the garden, various areas of hardstanding include two greenhouses and a garden shed and a main portion of the garden is laid to lawn but does include established bushes and trees.

## Location

The small village of Whatfield is highly regarded for its rural setting and glorious surrounding countryside. The property itself offers easy access to local footpaths which link the neighbouring villages but remain only a few miles from the market town of Hadleigh. Within Hadleigh itself you will find an array of stores and amenities briefly including health centre, boutique stores, hairdressers, butchers, chemist and various pubs and restaurants. Hadleigh is set conveniently between the large town of Ipswich and the city of Colchester.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating.

Tenure - Freehold

EPC rating -

Our ref - SP

## Directions

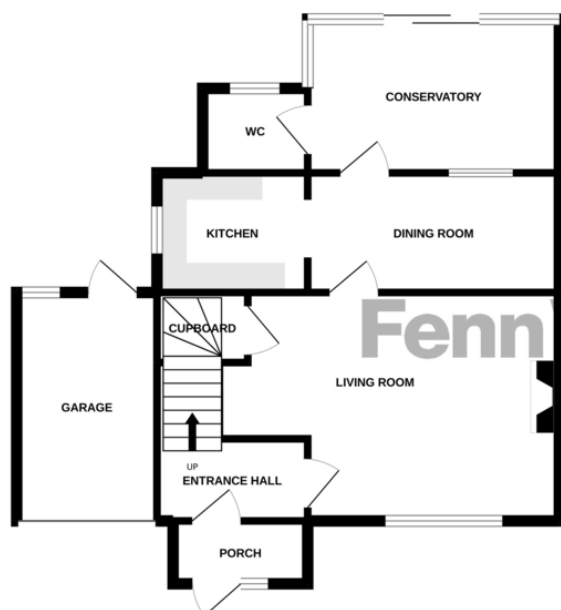
Using the postcode as the point of origin, the property is one of the last on the left as you exit Whatfield. For full directions please contact a member of the sales team on 01787 327000.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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GROUND FLOOR



1ST FLOOR



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