



15 Church Farm Place | Whatfield | Suffolk | IP7 6QQ

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PROPERTIES

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# 15 Church Farm Place, Whatfield, Suffolk, IP7 6QQ

*“A well-presented two double bedroom semi-detached house located in an enviable cul-de-sac position, offering off-road parking and proportionate rear gardens.”*

## Description

A fantastic opportunity to acquire a spacious and well-presented two double bedroom, semi-detached house situated in an enviable position within this stylish and thoughtfully designed modern development.

Other notable benefits include proportionate rear gardens, off-road parking spaces to the rear, under floor heating to the ground floor and the opportunity to buy either in its entirety or via a shared ownership scheme, where you will need to acquire 50% or more of the property (subject to eligibility criteria – please contact agent for more details).

## About the Area

Whatfield is a small village offering a primary school, village hall and being conveniently located approximately two miles north of Hadleigh with its variety of shops, restaurants, schools, public houses, and supermarkets. The county town of Ipswich is approximately 12 miles away and offers a mainline rail link to London's Liverpool Street Station.

## The accommodation comprises:

### Canopy Entrance Porch

Front door to:

### Entrance Hall

Stairs to first floor, under stair storage cupboard. Laminate flooring and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin, tiled splash back and frosted window to front aspect.

### Kitchen/Breakfast Room **Approx 15'2 x 9'11 (4.63m x 3.01m)**

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and chrome pull-out tap. Integrated appliances Zanussi include four ring induction hob, electric oven and extractor. Space for washing machine, tiled splash backs, window to front and side aspect and almost floor to ceiling window offering a great deal of nature light.

### Living Room **Approx 15'2 x 12'2 max (4.63m x 3.70m)**

Again, almost floor to ceiling window, laminate flooring and French doors opening onto the rear garden.

### Part-Galleried Landing

Window to rear aspect, access to loft and doors to:

### Master Bedroom **Approx 15'2 x 11'5 (4.63m x 3.48m)**

Double room with window to rear elevation, almost floor to ceiling window to front aspect and built-in airing cupboard housing the hot water cylinder with slatted shelving.





**Bathroom**

White suite comprising panelled bath with shower over, w.c, hand wash basin, heated towel ladder, partly tiled walls and frosted window to front aspect.

**Bedroom Approx 15'2 x 9'11 (4.63m x 3.02m)**

Double room with high-level window with to front aspect and almost floor to ceiling window to rear aspect.

**Outside**

The property occupies an enviable cul-de-sac position and is accessed via a shared pedestrian pathway to the front door. A rear gate provides access into the rear gardens, which are mainly laid to lawn with a patio and useful timber storage shed (available by separate negotiation). The boundaries are predominantly defined by panel fencing and there are off-road parking spaces located to the rear of the property.

**Local Authority**

Babergh and Mid Suffolk District Council

**Council Tax Band - B**

**Services**

Mains water, drainage and electricity. Heating via an air source heat pump.

**Agents Notes**

- We understand from our client that the property is subject to an NHBC guarantee scheme.
- We understand from our client that the property will be offered with the added benefit of no onward chain.
- We understand from our client that the property is

leasehold. Further details of which can be obtained by contacting the agent.



**Disclaimer**

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**Energy performance certificate (EPC)**

15, Church Farm Place Whitfield IPSWICH IP7 6QQ	Energy rating <b>B</b>	Valid until: 15 February 2028 Certificate number: 0638-9973-7382-5626-9974
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Property type	Semi-detached house
Total floor area	83 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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