







INTRODUCTION

A charming period two-bedroom terraced cottage offering spacious accommodation and period features including exposed timbers together with a generous rear garden and off road parking. No onward chain. Viewing recommended.

INFORMATION

A cosy period cottage with part-rendered elevations under a tiled roof, benefiting from nicely presented accommodation having been previously extended to incorporate a useful utility/boot room and ground floor bathroom. Heating is via an oil-fired boiler to radiators and the property has part double glazing.

LAYHAM AND HADLEIGH

Layham is a small hamlet which benefits from the renowned 4-star Marquis Hotel, Restaurant and Spa nearby and has easy access through Raydon and Holton St Mary to the A12. Nearby Hadleigh (approx 1 mile away) is a well regarded small local market town situated next to the River Brett, with the widest range of facilities including good local shopping including a supermarket, public houses, restaurants, both junior and senior









Webralenstand that the property has mains electricity, water avoid down agencing nected 11" x 10' 9" (4.27m x 3.28m) reducing to 7'10" With deep window seat into the Gaindown access which overlooks the rear garden, radiator, landing board housing hot water tank and shelving.

Local Authority - Babergh District Council - 0300 123 4000 OUTSIDE

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RECEPTION 2/DINING AREA

11' 11" x 10' 10" (3.63m x 3.3m) With exposed ceiling beams, tiled floor, radiator, brick cupboard housing the oil fired boiler and shelving to one wide and stairs to first floor. This versatile area could be used for dining or a number of activities and leads past a breakfast bar into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

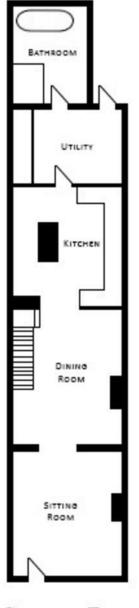
11' 4" x 11' 1" (3.45m x 3.38m) A surprisingly spacious room with range of wall and base units and wooden work surfaces over, inset sink, useful central island unit providing further storage and work/seating area, electric oven, window to the utility/boot room.

UTILITY/BOOT ROOM

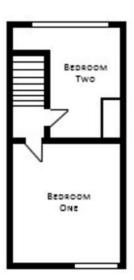
11' 3" x 5' 11" (3.43m x 1.8m) This room forms part of the extension which was done by previous owners and benefits from a large roof-lantern which fills this space with light. Within the room are wall units, a work top with space for washing machine and tumble dryer below

Grier&Partners

- LAND AND ESTATE AGENTS -



FIRST FLOOR



GROUND FLOOR

