



80 Tayler Road, Hadleigh, Ipswich, Suffolk, IP7 5HR

£250,000 - Freehold Epc: C



A well presented end of terrace four bedroom house arranged to provide spacious and well appointed living accommodation including entrance hall, 22ft 1ins living room/dining room with dual aspects and fireplace housing real flame effect electric heater, kitchen, utility room, wet room and first floor bathroom together with an attached single garage, additional off road parking and good sized gardens. All occupying a slightly elevated position with views to the rear across the roof tops and the surrounding countryside and located a short distance from the centre of the town.

Note: The Property has been adapted to accommodate wheelchair users.

Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London. The centre of the district is characterised by rural villages and historic market towns, such as Lavenham, Stoke By Nayland and Kersey, Hadleigh is maybe one of East Anglia's best kept secrets. With its excellent nearby transport links to the A12 and A14, together with access to main line rail stations in Ipswich, Manningtree and Colchester. Hadleigh has become a desirable residential location for both local families and London commuters. Hadleigh proudly boasts over two hundred and fifty listed buildings. The character of the town is maintained by a wealth of independent shops lining the main High Street. There is also a large sized supermarket offering one-stop-shop convenience. Most villages in this area are fortunate to have junior schools which are very highly regarded. The senior school of Hadleigh offers places to seven hundred and fifty pupils aged eleven to sixteen and is specialist science school with a strong presence in the Suffolk school league tables.

Built we believe during the 1960s "80 Tayler Road" is of cavity wall construction presenting brick elevations under a pitched roof clad with tiles. It benefits from UPVC sealed unit double glazing and offers gas fired radiator heating. The accommodation is as follows:

ON THE GROUND FLOOR

Sealed unit double glazed door to:

Entrance Lobby

With door to the hallway, additional door to the utility room and a deep built in storage cupboard, wood effect flooring and ceiling light point.

Entrance Hallway

With staircase rising to the first floor, under stairs storage cupboard, built in storage cupboard and additional storage recess, doors to the living/dining room, kitchen and wet room, radiator and spot lighting.

Living /Dining Room

22ft 1ins x 11ft 11ins (6.73m x 3.63m) with dual aspect windows to front and rear, fireplace with timber surround and marble effect hearth housing electric real flame effect room heater, wheel chair lift, two radiators and two ceiling light points.

Kitchen

12ft x 9ft 11ins (3.89m x 3.02m) with window to the rear and door to rear the hallway. The kitchen comprises an inset stainless steel single drainer sink unit with cupboards and drawers under, range of granite effect work surfaces with matching upstands most with cupboards and drawers under, integrated four burner ceramic hob with tiled splashback and extractor over, integrated double oven, space and plumbing for a dishwasher, space for an upright fridge freezer, range of wall mounted storage cupboards, wood effect flooring and spot lighting.

Rear Hallway

With UPVC sealed unit double glazed door to the rear garden and wood effect flooring.

Utility Room

8ft 4ins x 4ft 6ins (2.54m x 1.37m) with fitted shelving, space and plumbing beneath for an automatic washing machine, space for tumble dryer and ceiling light point.

Wet Room

With window to the front and white suite comprising low level wc, wall mounted wash basin, power shower, towel rail/radiator and ceiling light point.

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ON THE FIRST FLOOR

Spacious galleried landing

With doors to the bedrooms and bathroom, access to roof space and spot lighting.

Bedroom 1

11ft 11ins x 10ft 1ins (3.63m x 3.07m) with window to rear offering views across the rooftops and the countryside beyond, built in double wardrobe, radiator and ceiling light point.

Bedroom 2

12ft x 9ft 10ins (3.89m x 3m) with window to front, built in double wardrobe, wheel chair lift access, radiator and spot lighting.

Bedroom 3

11ft 11ins x 9ft 10ins (3.66m x 3m) with window to rear offering views across the rooftops and the surrounding countryside beyond, double built in wardrobe housing wall mounted gas fired combination boiler serving domestic hot water and central heating, and ceiling light point.

Bedroom 4

8ft 10ins x 8ft 4ins (2.69m x 2.54m) with window to side, radiator and spot lighting.

Bathroom

With window to front and white suite comprising low level wc, wash basin with chrome fittings and storage beneath, panelled bath with chrome fittings incorporating a shower over, partly tiled walls, tiled effect floor, heated towel rail and ceiling light point.

Outside

Attached single garage

With sliding steel up and over door to front and additional window to side, presenting brick elevations under a flat felt roof.

The garage is approached via a short driveway proving additional off road parking for one vehicle.

Gardens

To the front the gardens are of a terraced nature and mainly laid to lawn with flowering and shrub borders bounded by fencing. A footpath continues to the left hand side of the property providing access to the rear gardens. Immediately to the rear there is a paved terraced area with wheel chair access which is bounded by low red brick walling. This leads down to a further area of garden which is laid mainly to lawn.

Timber garden shed/ Workshop

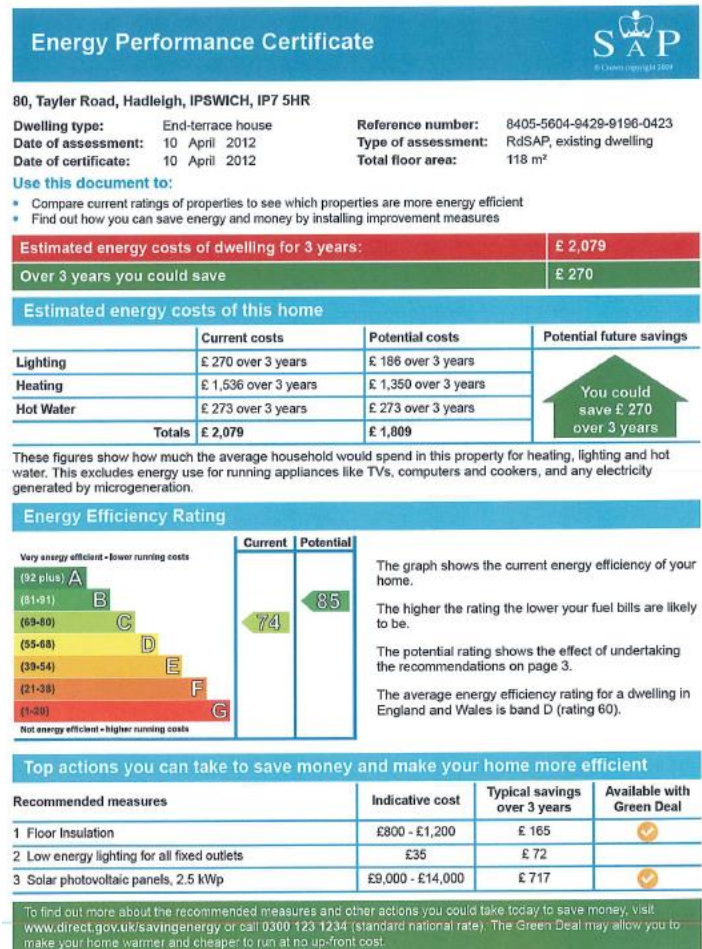
With large window overlooking the front garden. Light and power connected.

Services

We understand all mains services are connected.

Viewing

Strictly by prior appointment with the vendors' agents.

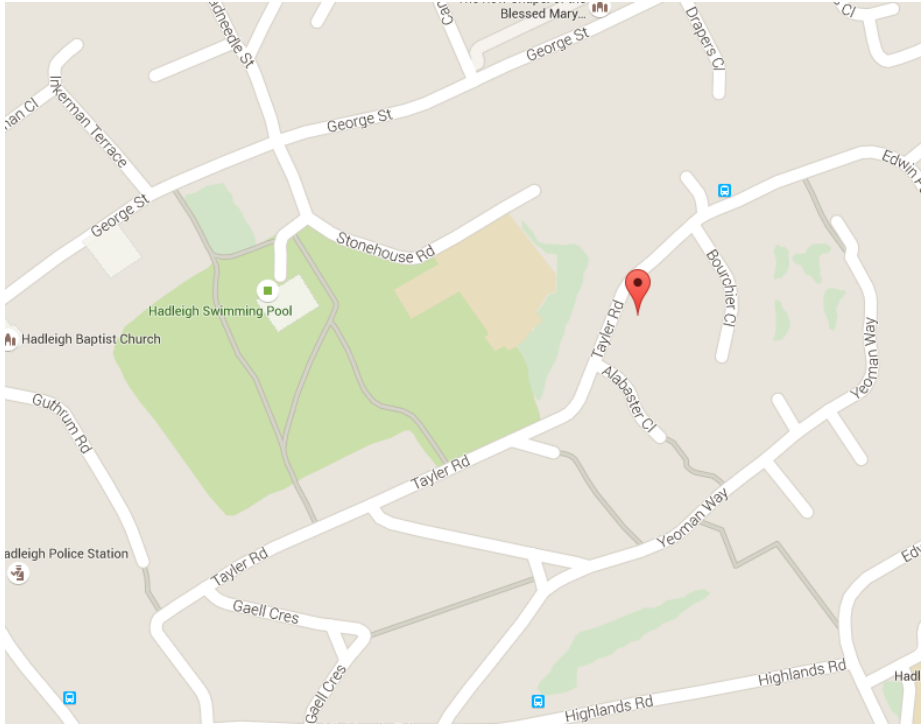


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Directions



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