



Hizzy  
ESTATE AGENTS



# 24 Naughton Road, Whatfield, IP7 6QL

## Offers over £325,000

### About the property

A rarely available semi-detached home on the very edge of the village, enjoying farmland views on three sides. This charming property offers two double bedrooms (formerly three), a stylish shower room, cosy living room with wood burner, fitted kitchen, utility with WC and a rear lean-to. A generous garden room, flooded with light from windows on all sides and enjoying stunning farmland views, completes the accommodation.

### Outside

The total plot length is around 160ft with the rear garden being in excess of 100ft. The frontage is attractively laid to gravel and sweeps to the side of the property through a five-bar gate. There is generous parking for five to six vehicles along with a detached

garage, which discreetly houses the oil tank. A broad paved terrace provides an elegant setting for al fresco dining and flows onto the remainder of the garden which is predominantly laid to lawn. A garden shed and a 16ft x 8ft workshop are neatly positioned and the rear boundary opens directly onto open farmland, enhancing the sense of space and seclusion.

### Useful info

The property has mains water, electricity and drainage connected. The heating is oil fired. The council tax band is B with the local authority being Babergh District council Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is //moped.empty.syndicate. Broadband download speed up to 30Mbps and upload speed up to 6mbps. Mobile coverage on EE, O2 and Three is good outdoors and variable on Vodafone.





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- Rare semi-detached home on village edge
- Stylish walk-in shower room
- Light-filled garden room & lean-to
- Farmland views on three sides
- Cosy living room with wood burner
- Garden 100ft+ with terrace & workshop
- Two double bedrooms (was three)
- Fitted kitchen plus utility & WC
- Detached garage, parking for 5–6 cars



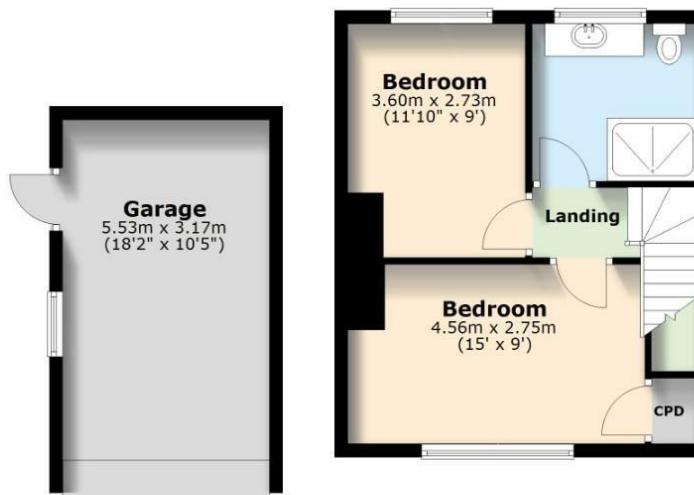


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## Ground Floor



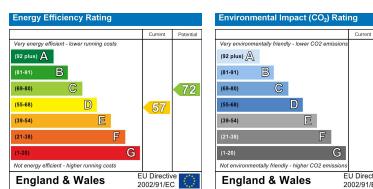
## First Floor



Total area: approx. 112.5 sq. metres (1210.9 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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