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# 133 Tayler Road, Hadleigh, IP7 5SN

## £320,000

### About the property

A very nicely presented three bedroom detached home with a lovely rear garden and ideally located within easy reach of local schools and the High Street. The property has previously had the garage partly converted to the rear which has increased the size of the kitchen/dining room to 25ft in length. The kitchen also has twin double doors leading out into the garden. There are also some rather pleasant views from the upstairs rear bedroom windows looking out over the town and beyond. The parking is on the driveway to the front and there is a workshop to the front of the garage. The living space downstairs includes a hall with the stairs leading up to the first floor, a living room, kitchen/dining room with plenty of space for a table and chairs, utility room and a WC. On the first floor there are three bedrooms, two with cupboards/wardrobes and a family bathroom.

### Outside

A very well presented flat rear garden which is mainly laid to lawn with a good selection of flowers and shrubs. There is also two paved patio terrace's and a path to the garden shed. The front is laid to lawn on one side and a driveway which leads to the garage which now offers a storage/workshop area to the front. Side access to the rear.

### Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Currently a band "C" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///lazy.defaults.vision. Broadband Download Speed up to 1000 mbps and upload speed 1000 mbps (Source Ofcom). Mobile Network indoor coverage variable on O2 and EE only, Outdoor coverage good on all four networks (Source Ofcom).



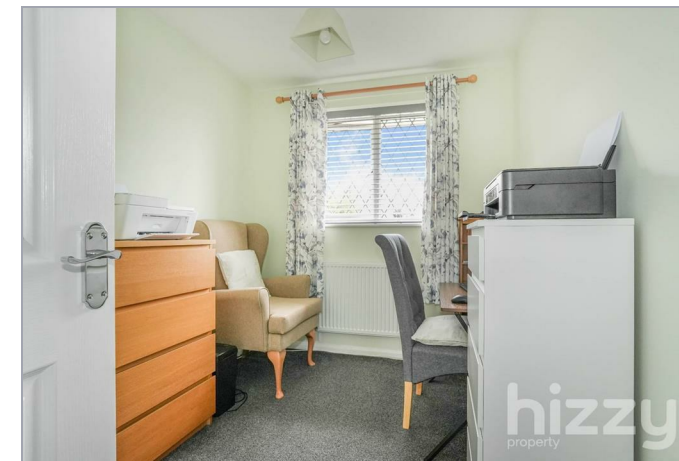
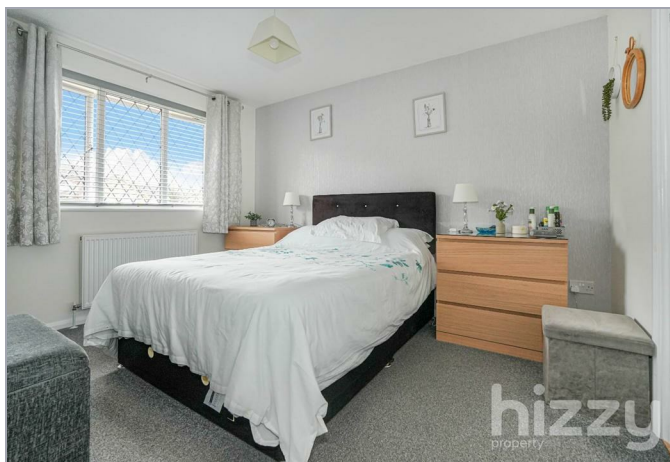


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- Three Bedroom Detached Home
- Lovely Flat Lawned Garden
- Family Bathroom

- Close to Local Schools
- Living Room to the Front
- Off Road Parking

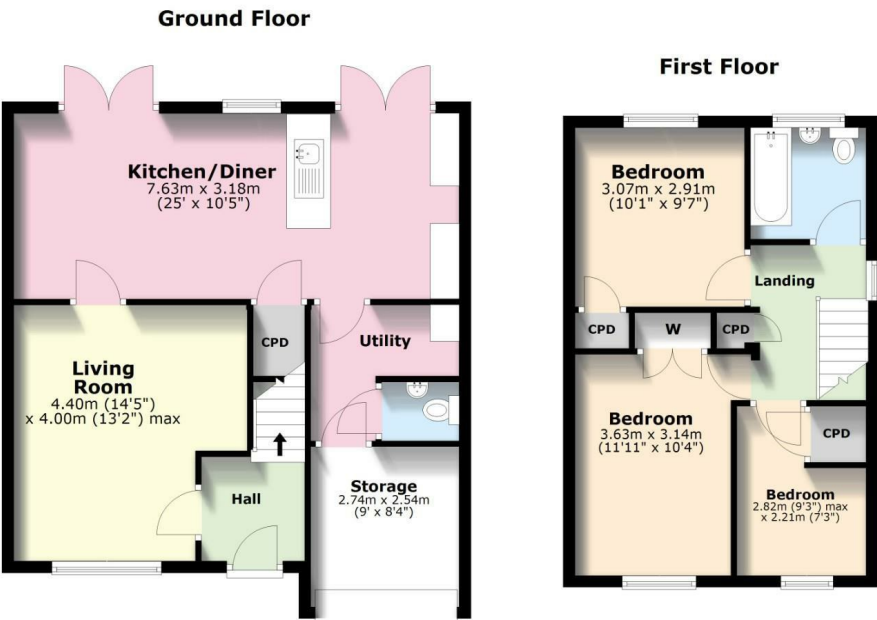
- 25ft Kitchen/Diner to the Rear
- Utility Room & WC
- Easy Reach of the High Street





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# Floor Plan



Total area: approx. 93.7 sq. metres (1008.5 sq. feet)  
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.  
Plan produced using PlanUp.

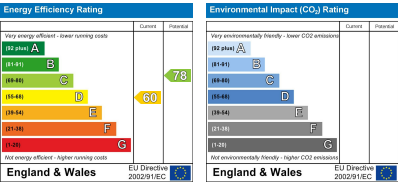
## THEY LOVE

The bustling row of coffee shops and eateries on your doorstep

## WE LOVE

A stylish rear extension designed by Moon architects, perfect for parties

# EPC



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