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# 9 Naughton Road, Whatfield, IP7 6QL

## £320,000

### About the property

RARELY AVAILABLE TO MARKET - A 3/4 bedroom semi detached home with far reaching countryside views, a garage with off road parking and a generous sized secluded garden of around 120ft x 45ft.

The property is pleasantly situated on the outskirts of the village of Whatfield which is about 3 miles away from the market town of Hadleigh. The property offers versatile light and bright living space along with further potential to improve and extend subject to obtaining planning permission. The accommodation includes an entrance hall, dining room with double doors into the kitchen which has twin aspect windows overlooking the rear garden and a range of wall and base units. At one end of the kitchen there is a door leading into the living room which has a fireplace and double doors leading into the conservatory. At the opposite end of the kitchen there is a door into the rear lobby/boot room with a door into the garden, WC, utility room which houses the oil boiler and a useful home office or potential 4th bedroom. Upstairs there are three bedrooms, the two at the front are double in size and offer lovely countryside views. The third bedroom overlooks the garden and there is also a family bathroom.

### Outside

The total plot size is about 1/5th of an acre (sts) with the rear garden being around 120ft x 45ft. The garden is surprisingly secluded with a lovely selection of mature trees and shrubs with a wild garden theme. The garden meanders down to the end where there is a large secluded vegetable plot with various borders, fruit trees and a green house. The garden also backs onto farmland. To the front there is a shared driveway which leads to the front of this property with parking for several vehicles. There is also a garage to the side with shared access leading to it.

### 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 Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE.. The What3words location is [///hacksaw.windmills.eagle](#). Broadband download speed up to 35Mbps and upload speed up to 6mbps. Mobile coverage on EE and O2 is good outdoors, Vodafone and Three is variable outdoors.







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- Stunning Countryside Views to the Front
- Three Reception Rooms
- Kitchen and Utility Room
- Secluded Rear Garden 120ft x 45ft
- Office/Bedroom 4
- Upstairs Bathroom & Downstairs WC
- Three/Four Bedrooms
- Off Road Parking and Garage
- Rarely Available to Market

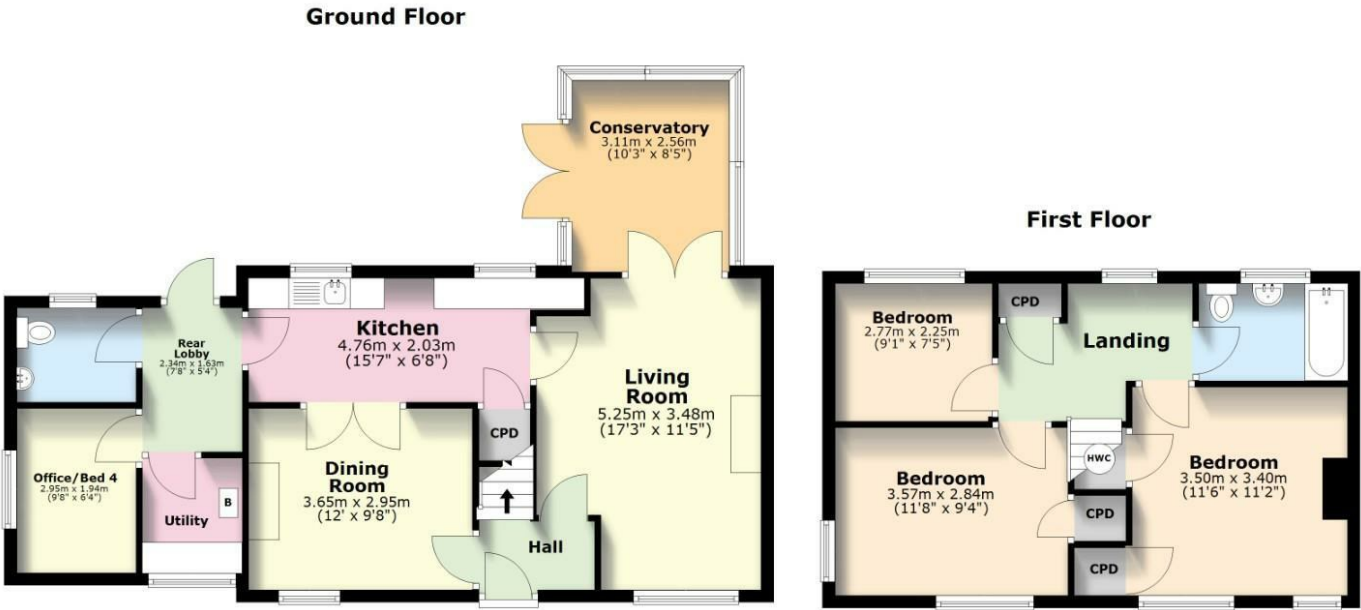






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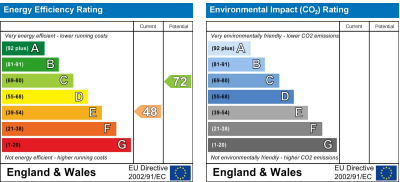




Total area: approx. 107.9 sq. metres (1161.8 sq. feet)

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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