



# BRETTALES

4 Old Orchard | Layham | Suffolk



Chapman Stickels

# BRETТАLES, 4 OLD ORCHARD, UPPER STREET, LAYHAM, SUFFOLK, IP7 5LB

A SPACIOUS DETACHED BUNGALOW WITH STUNNING FAR  
REACHING VIEWS OVER THE RIVER BRETT AND BEYOND

Hadleigh - 1.8 miles

A12 - 3.5 miles

Ipswich - 10 miles

- 
- Reception hall • Sitting room • Dining room • Kitchen/breakfast room •
  - 3 double bedrooms (one en suite) • Bathroom • Single garage • Raised deck •
  - Split level gardens of about 0.23 acres •





### The Property

Brettales is a spacious detached bungalow set on a cul-de-sac with quite stunning far reaching views across the River Brett and farmland beyond.

The principal rooms are positioned to take advantage of the scenery, the open plan layout comprises: sitting room with wall mounted gas fire which opens into a kitchen/breakfast room with a casement door out to a raised deck.

The kitchen has extensive worksurfaces together with built in dishwasher, oven and ceramic hob, and fridge. There is also a separate dining room, 3 double bedrooms, one with an en suite shower room, and a separate bathroom.



### Outside

Brettales is set well back from the road behind an established beech hedge with ample parking and a single garage.

The split-level rear garden is a particular feature leading down to the River Brett, the plot in total is about 0.23 acres.

There is a large storage area underneath the bungalow which is reached from the garden.

### Location

Brettales is located 1.8 miles from the popular historic market town of Haverhill which is situated about 9 miles from Ipswich, 9 miles from Manningtree and about 14 miles from Colchester – all having main line services for London's Liverpool Street station. The bustling town centre offers a wide range of local amenities including restaurants, pubs, sports facilities and a wide selection of shops.

### Services

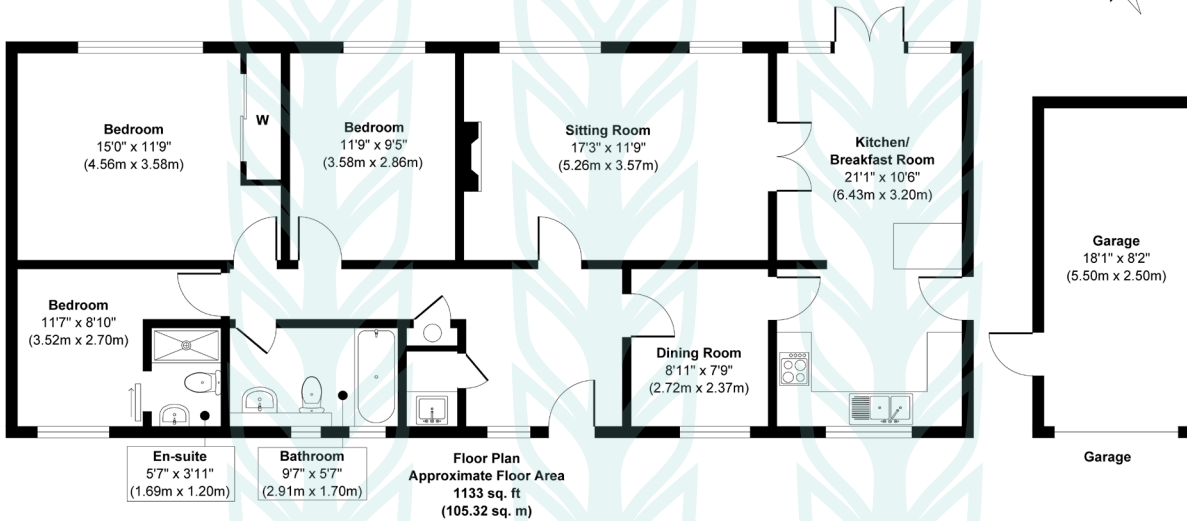
Mains electricity, water, and drainage. Oil fired central heating, bottle gas for the fire.

### Local Authority and Council Tax Band

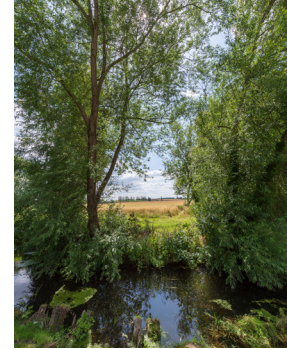
Babergh with Mid Suffolk District Council  
Band D



# 4 Old Orchard, Layham, IP7 5LB



**Approx. Gross Internal Floor Area 1133 sq. ft / 105.32 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.



## Chapman Sticksels

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