



31 TAYLER ROAD

Hadleigh | Suffolk



Chapman Stickels



# 31 TAYLER ROAD, HADLEIGH, SUFFOLK, IP7 5HH

AN EXTENDED 3-BEDROOM HOUSE OCCUPYING A GENEROUS CORNER PLOT  
WITH GARAGE, OFF-ROAD PARKING AND PRIVATE GARDENS

Ipswich - 10 miles

Colchester - 13 miles

Manningtree Station - 9 miles

- 
- 3 bedrooms • Sitting room • Kitchen / Breakfast • Cloakroom • Study • Dining Room •
    - Private Garden •
  - Garage and off-road parking •







## The Property

31 Taylor Road forms part of an established residential close located just 0.3 miles from the town centre. Built in the late 1960's, the house was subsequently extended circa 1980, and given the size of the plot the single storey addition has not 'over-developed' the gardens. Despite the accommodation requiring some cosmetic updating, the house covers just under 1,200sq.ft which also provides further scope for improvement, namely combining the kitchen / breakfast room, study and dining room into one open plan family area. The remaining reception space comprises a generously sized front sitting room with a fireplace and a large picture window.



The first floor provides two double bedrooms to the front and rear, with bedroom 2 giving views towards of the town's church. There is a further single bedroom and a family bathroom to the rear.

Outside, the property provides an attached garage, front driveway, and an adjacent lawn with established yew trees. The private gardens are chiefly to one side (south-west) consisting of areas of lawn and patio which extends to the rear of the house. There are also areas of dense scrub located to the west and northern boundaries which could be cleared to provide further usable gardens.



## Location

Located close to the town centre, the property is positioned just off Magdalen Road and is in walking distance of the town's 3 schools. Hadleigh is a very popular historic market town which offers a wide range of local amenities including restaurants, pubs, sports facilities, and a wide selection of shops.

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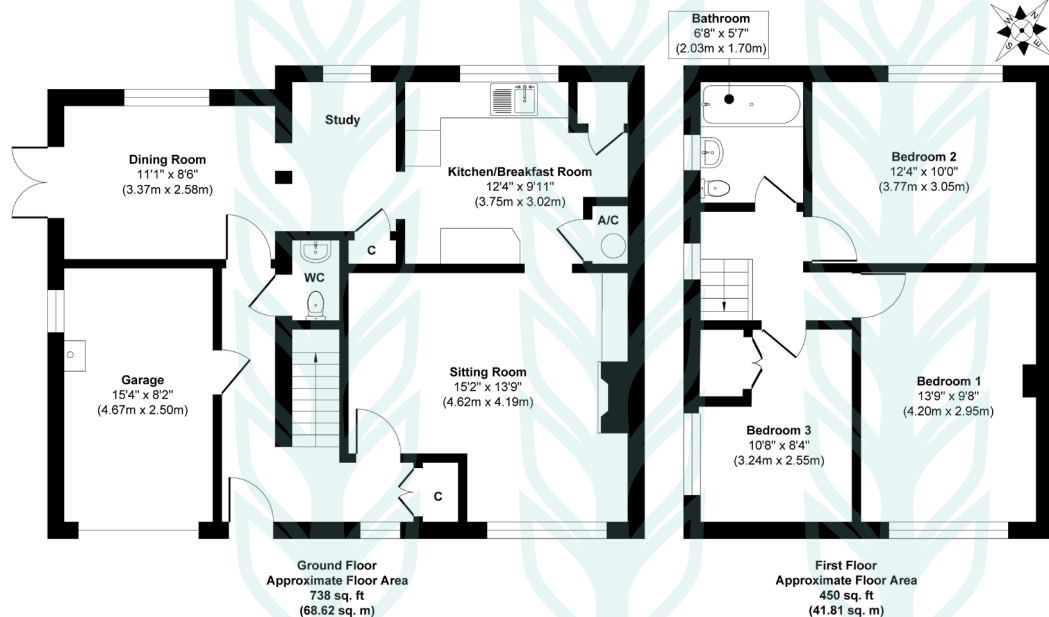


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## Services

All mains services are connected.

## Local Authority and Council Tax

Babergh & Mid Suffolk District Council.  
Band B.

## EPC Rating

Current D(60) Potential C(79)

### Chapman Sticksels

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