



28 Brett Green, Layham

Ipswich

Guide Price £250,000

# 28 Brett Green

## Layham, Ipswich

A well presented three bedroom home in the popular village setting of Layham, just outside Hadleigh. The property has been carefully improved over the last 12 years and provides comfortable, modern living with a practical layout.

### Property Description

The property opens into a spacious hallway with access to the cloakroom and stairs rising to the first floor. The living room sits at the front of the house and enjoys a good level of natural light from the large panel window and bespoke shutters, with views across the front garden and neighbouring green space. To the rear, the kitchen and dining area offers a sociable and functional space. Installed five years ago it includes a breakfast bar an integrated oven, space for a washing machine, space for a dishwasher and room for an upright fridge freezer, with patio doors opening directly onto the rear garden. The ground floor is finished with wooden flooring fitted three years ago, and the boiler has been replaced during the current ownership and remains under warranty.

Upstairs, the landing serves three bedrooms. The main bedroom is a generous double and includes a useful alcove that works well as useful storage space. The second bedroom a double with views across the front and the third bedroom overlooks the rear. The bathroom was updated six years ago and comprises a bath panel with shower attachment, w/c and sink basin. . New carpets were fitted to the stairs and landing in 2025.



# 28 Brett Green

Layham, Ipswich

## Outside

The rear garden is designed for ease of upkeep, laid with Astro turf and providing a decking area immediately outside the patio doors, creating a pleasant space for outdoor seating or dining. A rear gate gives access to the parking area, and a personnel door leads into the garage, which also offers potential for use as a home gym or workshop.

## Location

Upper Layham is a small and peaceful village surrounded by open countryside, offering a quiet setting with plenty of local footpaths and rural views. Hadleigh is only a short distance away and provides a good range of everyday amenities including shops, cafés, pubs, schools and leisure facilities. The area is known for its attractive walks and landmarks such as the River Brett and the Hadleigh Railway Walk, as well as The Marquis at Lower Layham — a well-regarded restaurant and hotel popular with locals. Convenient road links make Ipswich, Colchester and the A12 easily accessible.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



# FROST

& P A R T N E R S

rightmove 

Zoopla

 OnTheMarket

#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

01473 823456

sales@frostandpartners.co.uk

www.frostandpartners.co.uk