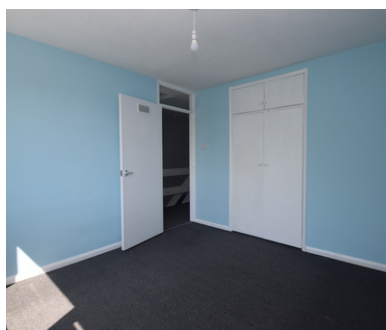


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Brett Green, Upper Layham

£1,200

Property Summary

A well-presented 3-bedroom property located in the village of Upper Layham. The home features both front and rear gardens, a single garage, and off-road parking. Available now.

- Available Now
- 3 Bedrooms
- Kitchen/Diner
- Village Location
- Single Garage
- Off Road Parking



THE PROPERTY

This attractive three-bedroom family home offers spacious and versatile accommodation in a desirable residential location. With well-maintained front and rear gardens, a garage, and an allocated parking space, this property is ideal for families or professionals seeking comfort and convenience.

Step through the welcoming porch into a bright entrance hall, complete with a convenient downstairs WC. The front-facing living room provides a cosy yet spacious area for relaxation. To the rear, you'll find a modern open-plan kitchen/diner — a fantastic space for both everyday family life and entertaining. A handy storage cupboard is also accessible from the hall.

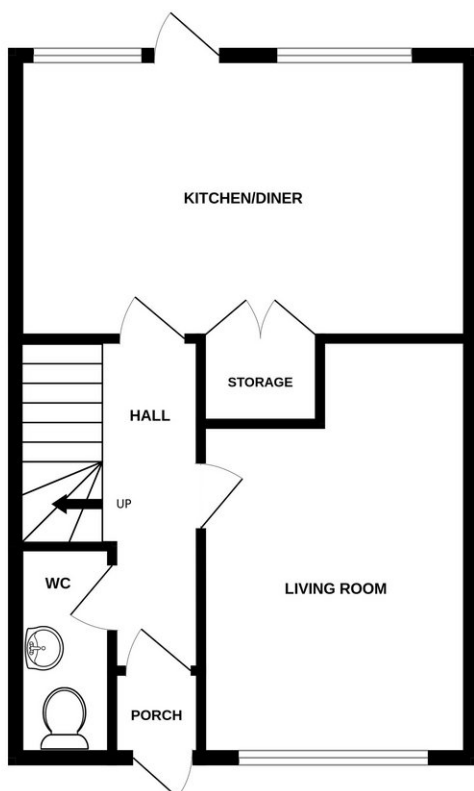
Upstairs, there are three well-proportioned bedrooms. The main and second bedrooms each benefit from built-in wardrobes, while the third bedroom offers flexibility as a child's room, guest space, or home office. A contemporary family bathroom and additional airing cupboard complete the upper level.

The property enjoys a pleasant front garden and a generous rear garden, perfect for outdoor dining, gardening, or play. A private garage and an allocated parking space add further practicality.

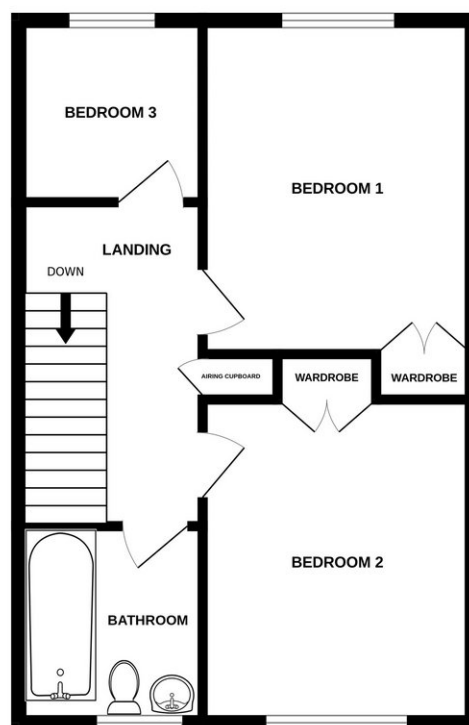
This well-presented home is located close to local schools, shops, and transport links, making it a superb choice for comfortable family living.



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Additional Information

Council Tax Band: B

Local Authority: Babergh District Council

Post Code: IP7 5LX

Viewings by appointment only

Tel: 01787 468408

Email: lettings@bychoice.co.uk

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.