



Rock Estates



Phillipps Road

Barham, Ipswich, IP6 0AZ

Guide price £375,000



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Phillipps Road

Barham, Ipswich, IP6 0AZ

- Detached Extended Bungalow
- Three Bedrooms
- Open Plan Living/Dining Room
- Summer House
- Ample Off Road Parking
- Located In The Sought After Area Of Barham
- Wet Room & Separate W.C.
- Contemporary Fitted Kitchen
- Single Garage
- Solar Panels

** Offers In The Region Of £375,000-£385,000 **

Nestled in the charming village of Barham, Ipswich, this delightful detached bungalow on Phillipps Road offers a perfect blend of comfort and convenience.

With its spacious layout, the property boasts an inviting living/dining room, ideal for both relaxation and entertaining guests. The modern kitchen offers ample storage and worktop space with contemporary grey cupboards and drawers. The bungalow offers three well-proportioned bedrooms provide ample space for family living or accommodating visitors. Offering a wet room along with a further separate W.C. the property's practical layout enhances the overall functionality of the home.

The rear garden is predominantly laid to lawn with a patio area wrapping round the property. There are multiple outbuildings including a large wooden shed, single garage and summer house. The property has a large front garden again mainly laid to lawn with a brick paved driveway to the side offering ample off road parking for multiple vehicles.

The bungalow is extremely energy efficient with 16 solar panels owned outright, which generate a generous pay back for the current vendors.

Barham neighbours the popular village Claydon where you will find an array of local amenities all within walking distance such as a hairdressers, co-op, and pharmacy to name a few. Barham is surrounded by picturesque countryside, offering a variety of footpaths to explore.

The combination of a serene environment and the convenience of nearby facilities and transport links makes this bungalow an attractive option for those looking to settle in a welcoming community.





Front

The front garden is laid to lawn with ample parking on the brick paved driveway. Steps lead to the front entrance door.

Entrance Hall

Coving. Doors to:

Living Room

13'8" x 10'11" (4.17 x 3.33)

Double glazed window to front. Electric radiator. TV point. Electric freestanding fireplace. Coving. Leading to:

Dining Room

8'7" x 8'0" (2.64 x 2.45)

Double glazed patio door and windows to rear. Coving. Electric radiator. Door to:

Kitchen

17'10" x 10'0" (5.44 x 3.06)

Triple aspect double glazed windows to rear and sides. Part glazed door to side providing access to the rear garden. Range of wall and base level units with work surfaces over. Grey tiled splash back. Inset one and half bowl stainless steel sink and drainer unit with mixer tap over. Space for oven, washing machine, tumble dryer, dishwasher and fridge/freezer. Spotlights.

Cloakroom

Double glazed window to rear. Low level W.C. Pedestal hand wash basin with mixer tap over. Electric radiator. Plumbing available to install a bath/shower.

Bedroom One

12'3" x 10'9" (3.75 x 3.28)

Double glazed window to front. Electric radiator.

Bedroom Two

11'1" x 9'0" (3.40 x 2.76)

Double glazed window to rear. Door to side accessing the garden. Electric radiator.

Bedroom Three

9'4" x 7'10" (2.87 x 2.40)

Double glazed window to front. Electric radiator.

Wet Room

Double glazed window to side. Low level w/c. Pedestal hand wash basin with mixer tap over. "Walk in" wet room style shower fixture with tiled surround.

Outside

The rear garden is mainly laid to lawn with mature shrubs and patio area, summer house and shed with power and light. Side access to front.

Garage

Up and over door to front. Door to side. Windows to side. Power and light connected.

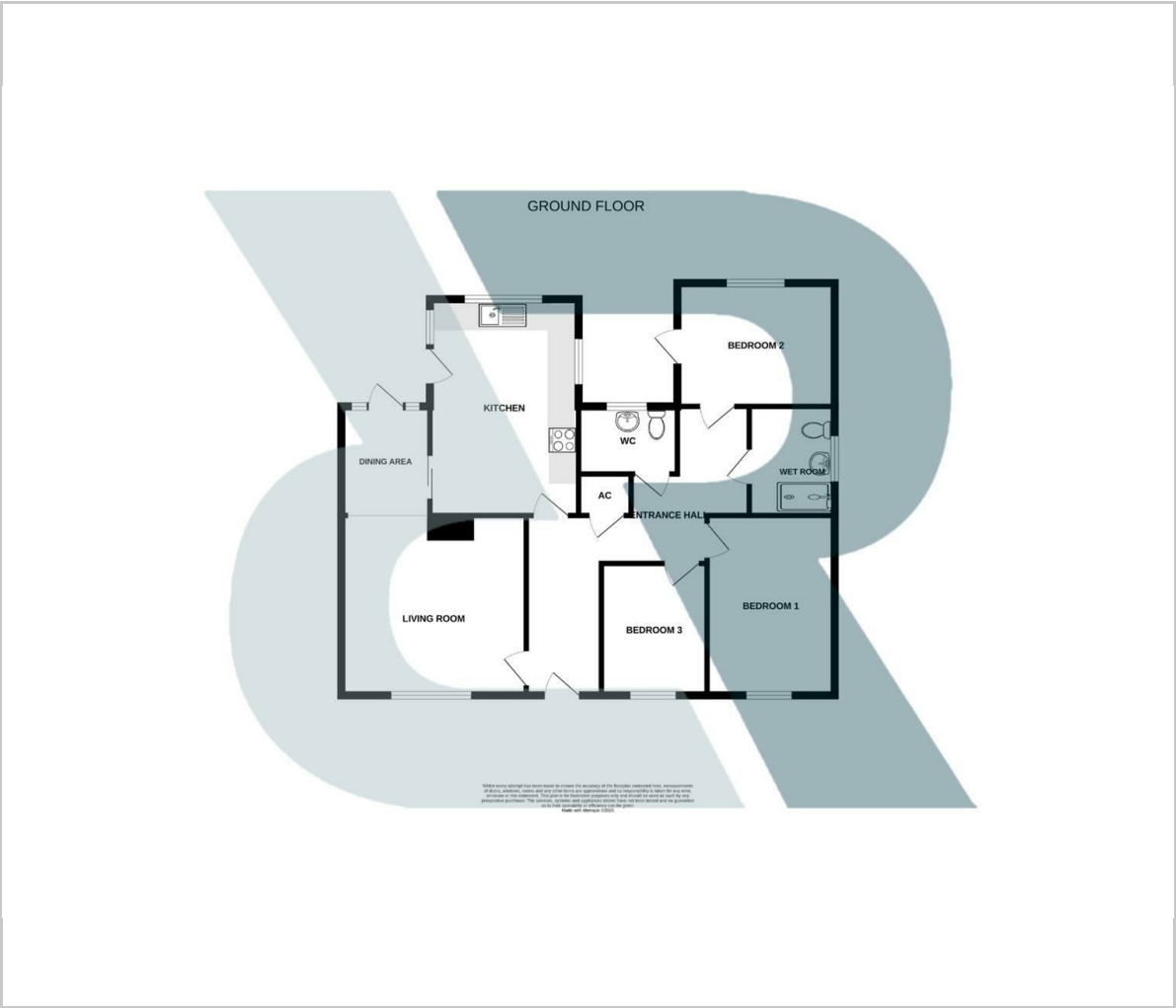
Solar Panels

A total of 16 solar panels which have been 'bird proofed', including spikes running the full length of the ridge. The current vendors received approximately £900 pay back in the last calendar year and are currently paid every 3 months.

Please note that once ownership changes the current tariff could change.



Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

