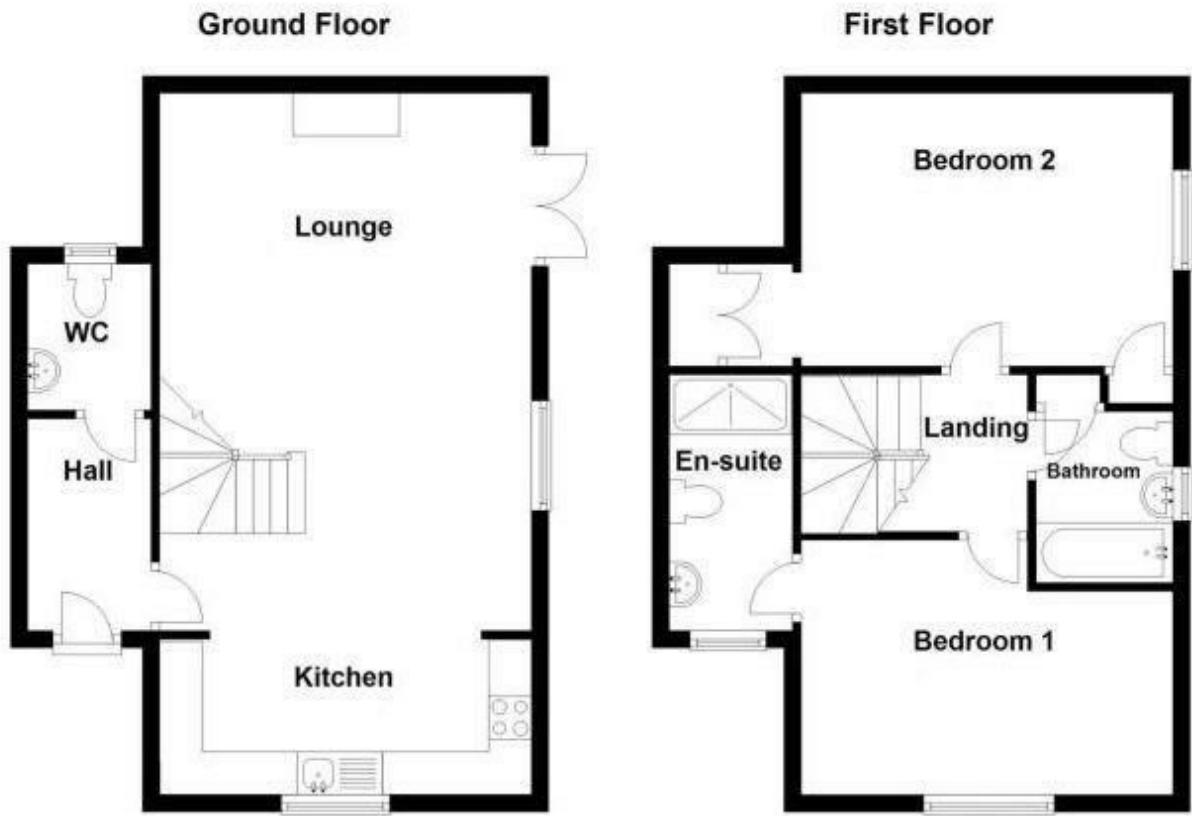


12A Black Barn Close, Lower Somersham IP8 4PX

£282,000

HAMILTON SMITH IPSWICH are pleased to offer this perfectly presented TWO BEDROOM DETACHED HOUSE situated in a tucked away location within the sought after village of Lower Somersham. This SPACIOUS property benefits from open plan living accommodation with a generous lounge/diner opening to a fitted kitchen. Hallway and cloakroom on the ground floor. Upstairs provides 2 bedrooms, one with en-suite and family bathroom. The walled rear gardens are well kept and has a driveway for off road parking via gates.



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

12A Black Barn Close, Lower Somersham, Suffolk, IP8 4PX

The property is a short distance from the sought after village of Lower Somersham. The village has garage facilities including a garage selling fuel, primary schooling, well stocked village shop with café and village public house. The village is situated on a bus route to Ipswich. The Suffolk county town of Ipswich offers a wide range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

With front door leading to...

CLOAKROOM:

Double glazed window, w/c, pedestal wash hand basin, tiled splash backs and radiator.

LOUNGE/DINER: 20'7" x 14'4" (6.29 x 4.37)

Double glazed windows to side, French doors to side this light and airy open space is perfectly presented with feature open fireplace, generous under stair storage cupboard, stairs off and opens to...

KITCHEN: 14'2" x 6'0" (4.34 x 1.83)

With double glazed window to front. Fitted with a range of wall and base level units with drawers and work surface over, inset stainless steel sink unit and drainer with mixer tap over, tiled splashbacks, tiled floor, integral oven with gas hob and extractor over, integrated dishwasher and fridge freezer space and plumbing for washing machine, wall mounted boiler and spotlights.

LANDING:

Doors off and radiator.

BEDROOM ONE: 14'4" x 10'4" (4.37 x 3.17)

Double glazed window to side, radiator and built in double and single wardrobes.

BEDROOM TWO: 14'4" x 9'9" (4.37 x 2.99)

Double glazed window to front and a radiator, door to...

EN-SUITE:

Updated en-suite (2016) with double glazed window to front, double shower, wash basin, W.C, oak flooring..

BATHROOM:

Double glazed window to side, bath with a mixer shower tap, W.C, wash basin and a towel radiator.

OUTSIDE:

To the front of the property there is a path to front door.

The rear garden is mainly laid to lawn with patio area, flower and shrubs, outside tap and gated driveway providing off road parking for one car. Enclosed by a brick wall.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com
Please check current COVID-19 guidelines.

