



GRACE
ESTATE AGENTS



Old Rectory Close, Ipswich,
£425,000

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- **Three Bedroom, Detached Property**
 - **Modern Interior**
 - **Perfect Family Home**
- **Within Walking Distance to Claydon Village**
 - **Local Schools Nearby**
 - **Integral White Good in the Kitchen**
- **Sperate Dining Room and Living Room**
 - **Downstairs Cloakroom**
- **Substantial Plot with Potential to Extend**
(subject to planning permission)



GRACE ESTATE AGENTS are delighted to be selling this Beautifully Presented, Three Bedroom Detached Home in the delightful village of Barham. Situated in a quiet Cul-De-Sac, this property is an amazing opportunity for your next family.

PROPERTY

This substantial, detached home in Barham is an amazing opportunity to acquire your next family home. Tucked into the corner of a quiet Cul-De-Sac, this property is ideally located for convenience and peaceful living. Upon entering the property, you are met with a large Entrance Hall, with stairs up to the First Floor, and doors to all reception rooms downstairs. There is a spacious Living Room with sliding doors into the extensive rear Garden. There is also a door into the Dining Room, which can be accessed from the Hallway too. The Kitchen is to the left of the main hallway, with a side door into the Patio Area of the Garden; a great space with potential to add a conservatory or Utility Room. There is a small Dining Area in the Kitchen, built-in White Goods and space for those not built-in. Upstairs, there are Three Bedrooms - two Double and one large Single, which is big enough for a small double bed. The family Bathroom offers a three piece Suite; Shower-Over-Bath, WC and Basin.





LOCATION

Barham is a village in the Mid-Suffolk District of Suffolk. Surrounded by Great Blakenham, Baylham, Coddham, Henley and Claydon, Barham is just off the A14, about six miles north of Ipswich. It's neighbouring village, Claydon, offers plenty of popular amenities; two local Public Houses, plenty of shops and small Supermarkets. Claydon offers a High School and Primary School, as well as being less than a 10 minute drive from Ipswich, home to plenty of other local amenities. Plenty of Leisure Facilities are nearby, such as Baylham Rare Breeds Farm only a short distance away, as well as Henley's All Manor Of Events. Coddham, one of the oldest settlements in the UK, is a scenic village dating back to the Roman Period - there is plenty of historical buildings and ruins, with many nature walks and scenic routes.

Barham itself is a lovely village with Public Houses, great walking routes and easy access to nearby Towns and Villages, as well as the A14 and A12.



ENTRANCE HALLWAY

Doors to all downstairs Reception Rooms; Living Room, Kitchen, Dining Room & Cloakroom. Tiled Floor

LIVING ROOM

20'2" x 13'1" (6.17 x 4.00)

Large Living Space offering Patio Doors into the Garden & a door into the Dining Room. Large windows provide lots of Natural Light into the property. Fireplace & Gas Central Heating Radiators.

DINING ROOM

10'10" x 8'8" (3.32 x 2.65)

Door from Hallway & Lounge, Window into Rear Garden, Wooden Flooring, small window hatch into Kitchen.



KITCHEN

18'4" x 7'4" (5.60 x 2.25)
Modern Fitted Kitchen, Integral Oven, Grill & Hob, Dishwasher and space for Free-Standing Washing Machine. Tiled Floor, Tiled Splashback, Breakfast Area, Side Door to Patio Area

CLOAKROOM

5'4" x 2'10" (1.65 x 0.87)
WC and Basin, Obscured Glass Window out to front of property

MASTER BEDROOM

20'5" x 10'5" (6.23 x 3.20)
Large Double Bedroom with Dressing Room area, Large Window to the front and back of property

BEDROOM TWO

11'5" x 10'3" (3.48 x 3.13)
Large Double Bedroom, Built-In Storage Cupboard, Large Window to the front of the property

BEDROOM THREE

8'7" x 7'3" (2.64 x 2.22)
Large Single Bedroom, big enough for a small Double Bed, Built-In Storage Cupboard, Window into rear Garden

BATHROOM

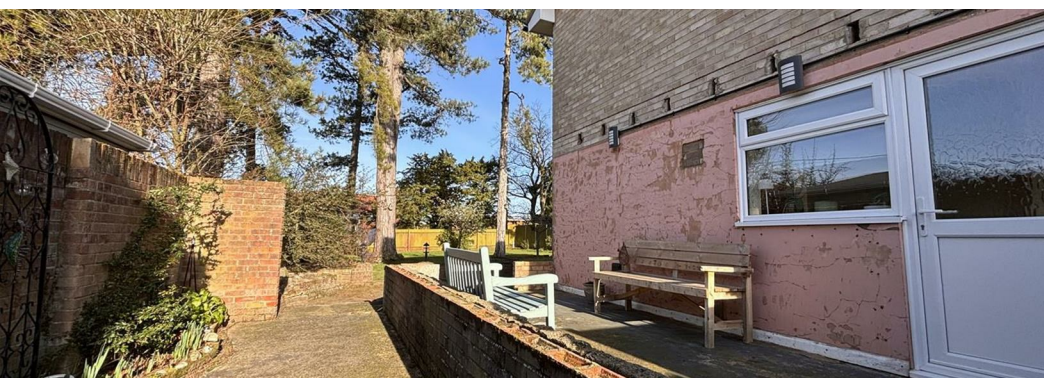
6'3" x 5'6" (1.93 x 1.69)
Three Piece Bathroom Suite; Shower-Over-Bath, WC & Basin, Tiled Flooring & Walls, Obscured Glass Window into rear Garden

SINGLE GARAGE

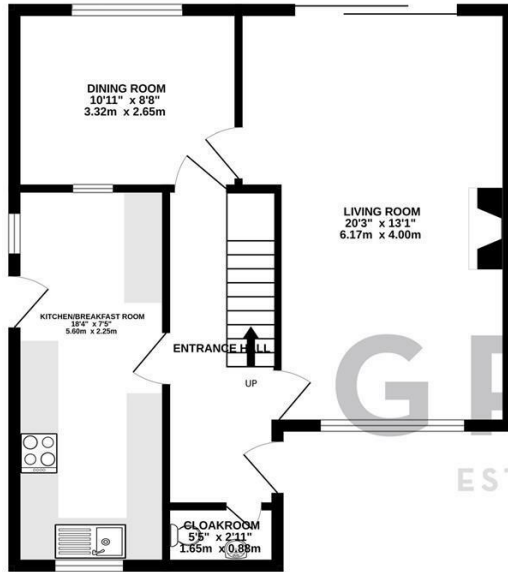
REAR GARDEN

Patio & Laid to Lawn, Extensive Space with potential to extend (subject to Planning Permission), Three Large PROTECTED Pine Trees

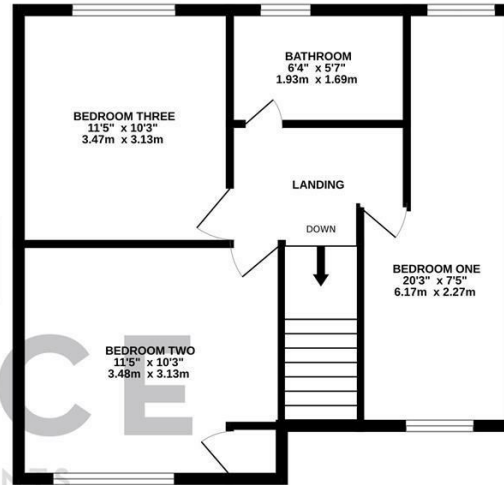




GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

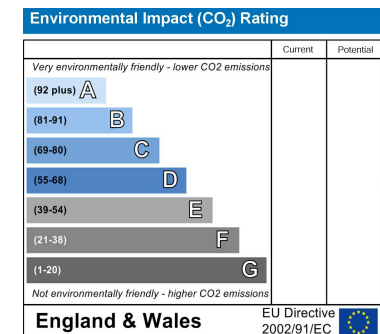
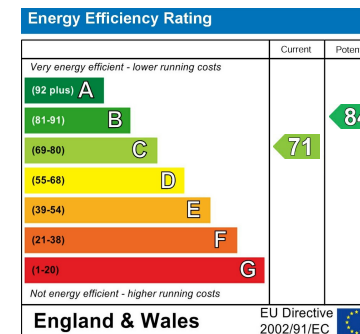
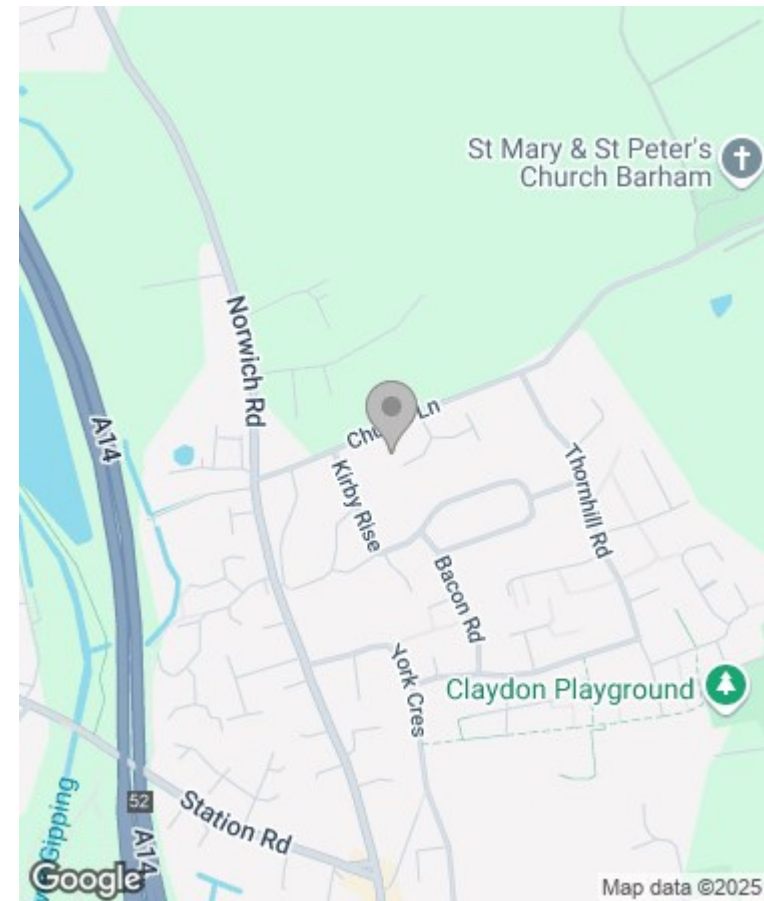


1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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