



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## Harris House Norwich Road

Barham, Ipswich, IP6 0NU

**Guide price £800,000**





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## Description

Situated on the western outskirts of Ipswich providing easy access to the A12/14 commuter links is this impressive four bedroom family home with ample off road parking and attached garage. Harris House was built in 2021 to an exceptionally high standard with a stunning oak stair case with glass banister, oak doors, front feature window, ceiling speakers and various other features. The open plan kitchen/dining/family room enjoys a large central island, bi-folding doors and a lantern. There are two further reception rooms, cloakroom and utility room on the ground floor complimented by four bedrooms, a family bathroom and ensuite upstairs.

## Location

Barham is a village located approximately 6 miles from Ipswich and provides excellent access to A12/A14 commuter links, regular bus services and amenities. The neighbouring village of Claydon offers a wide range of amenities including a co op, one stop shop, bakery, hairdressers, travel shop, The Crown and Greyhound both public houses. Claydon also has a primary and secondary school along with a park and village hall.

## Entrance hall

21'01 x 8'10 (6.43m x 2.69m)

Floor to ceiling aluminium front door with double glazed windows either side, oak doors leading to accommodation, oak staircase with glass banister, tiled flooring and under floor heating.

## Cloakroom

5'04 x 4'00 (1.63m x 1.22m)

Low level wc, wall mounted wash basin, tiled flooring and under floor heating.

## Sitting room

27'00 into bay x 12'11 (8.23m into bay x 3.94m)

Double glazed bay window to front, bi-folding doors to rear, feature media wall with electric fire, carpet flooring with under floor heating.

## Kitchen/dining/family room

30'00 x 15'04 (9.14m x 4.67m)

Double glazed bi-folding doors to side, feature lantern and windows to rear and side, grey shaker unit with quartz worktops above, butler sink, integrated tall fridge, integrated tall freezer, integrated dishwasher and pull out bin. Navy central island with quartz worktops above, two integrated Neff hide and slide ovens, integrated Neff induction hob with built in extractor. Tiled flooring and underfloor heating.

## Snug

12'11 x 13'11 into bay (3.94m x 4.24m into bay )

Double glazed window to side and bay window to front, engineered oak flooring with under floor heating.

## Utility

13'00 x 11'11 (3.96m x 3.63m)

Double glazed window and door to side, grey shaker units with wood effect worktops above, butler sink, integrated dishwasher, plumbing for two washing machines, plumbing for two tumble dryers, space for a wine cooler, space for shoes and coats. Tiled flooring with underfloor heating.

## First floor landing

21'00 x 8'11 (6.40m x 2.72m)

Open landing with double glazed window to rear and feature floor to ceiling window to front, storage cupboard, oak doors to accommodation, two radiators and carpet flooring.

### Bedroom one

13'05 x 12'11 (4.09m x 3.94m)

Double glazed double doors to rear, access to the ensuite, radiator and carpet flooring.

### Ensuite

15'00 x 11'09 (4.57m x 3.58m)

Double glazed window to front and rear, freestanding bath, shower cubicle, vanity sink, low level wc. heated towel rail, tiled floor and under floor heating.

### Bedroom two

12'10 x 10'03 (3.91m x 3.12m)

Double glazed window to front, radiator and carpet flooring.

### Bedroom three

12'11 x 9'06 (3.94m x 2.90m)

Double glazed window to front, radiator and carpet flooring.

### Bedroom four

12'11 x 7'04 (3.94m x 2.24m)

Double glazed window to rear, radiator and carpet flooring.

### Bathroom

12'11 x 6'03 (3.94m x 1.91m)

Double glazed window to side, freestanding bath, shower cubicle, low level wc, vanity unit with sink, illuminated touch mirror, tiled flooring and under floor heating.

### Services

We understand mains gas, electric and water are connected to the property. The drainage is via a water treatment plant.

Council tax band: F

EPC rating: B

Tenure: Freehold

Agents note: Under section 21 of the estate agency act we have a duty to inform potential buyers that one of the vendors is an employee of Charles Wright Properties.

### Outside and gardens

To the front of the property there is a shingled driveway providing ample off road parking leading to the attached garage, the rear garden can be accessed from both sides of the home and is mainly laid to lawn with a large grey smooth Sandstone patio, the garden enjoys a south westerly aspect and is enclosed by fencing.



## Road Map



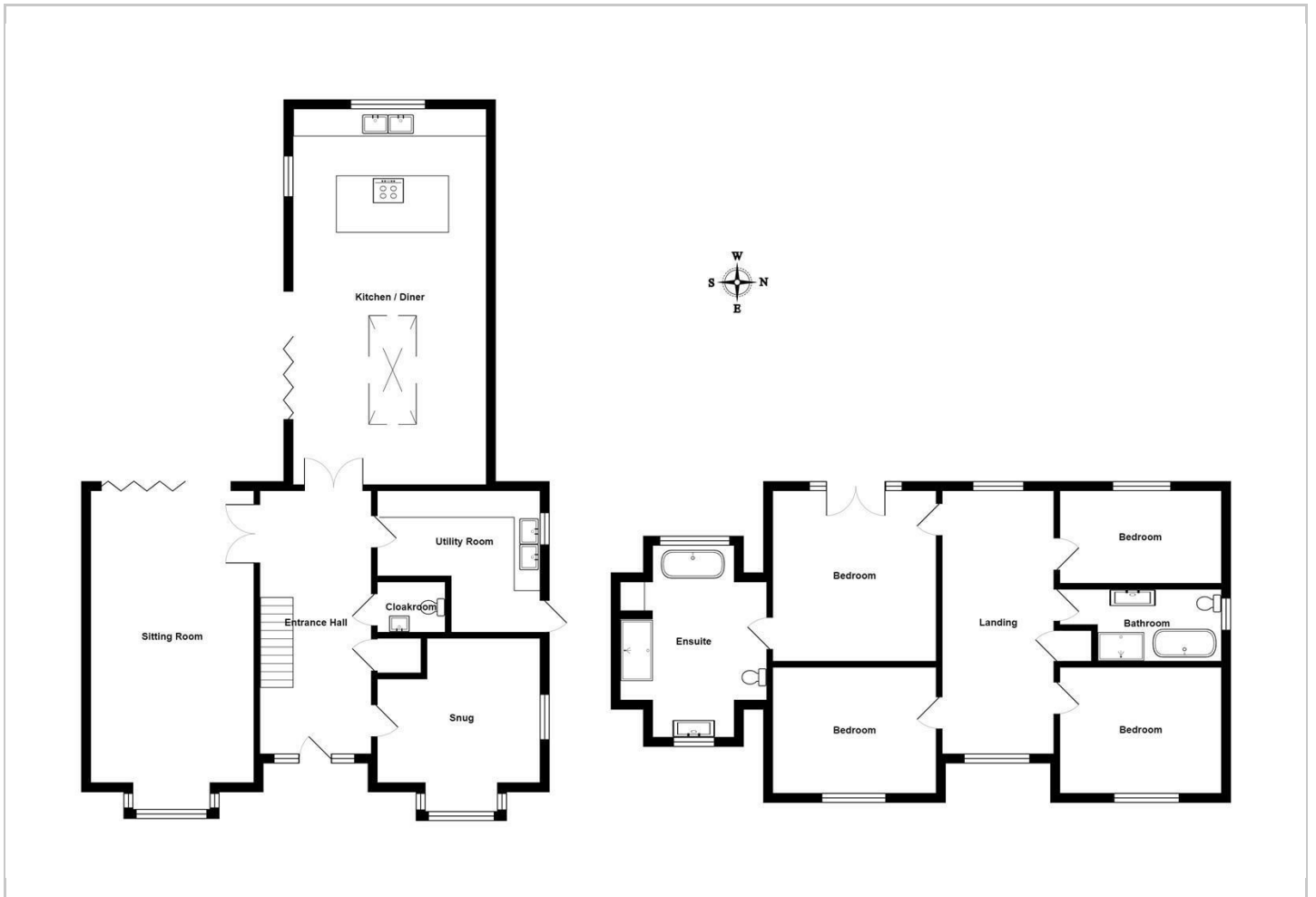
## Hybrid Map



## Terrain Map



## Floor Plan

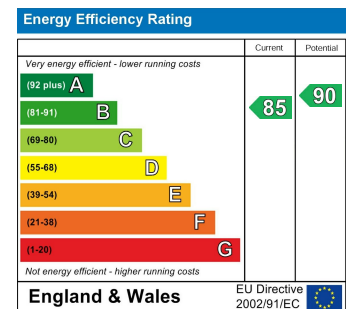


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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