



Charles Wright

PROPERTIES

Selling Properties the Wright Way



Homelands Norwich Road

Barham, Ipswich, IP6 0NU

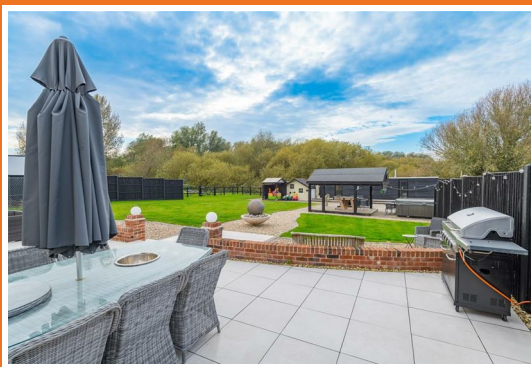
Guide price £795,000



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Description

An impressive four bedroom family home with ample off road parking, cartlodge, large garden and paddock. Homelands was built in 2022 to an exceptionally high standard with a stunning oak stair case with glass banister, oak doors, oak porch and various other features. The kitchen/dining room enjoys a navy fitted kitchen with bi-folding doors overlooking the beautiful garden. There are two further reception rooms, a 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

13'00 x 10'03 (3.96m x 3.12m)

Double glazed front door with feature windows to front, oak stair case, oak doors to accommodation and tiled flooring with under floor heating

Study

13'09 x 8'09 (4.19m x 2.67m)

Double glazed bay window to front and engineered oak flooring with underfloor heating.

Sitting room

18'01 x 13'08 (5.51m x 4.17m)

Aluminium double glazed bi-folding doors to rear and carpet flooring with under floor heating.

Kitchen/dining room

24'11 x 9'07 (7.59m x 2.92m)

Aluminium double glazed bi-folding doors to rear, double glazed windows to rear, navy fitted kitchen with Quartz workshop above, inset butler sink, integrated tall fridge, integrated tall freezer, pull out larder cupboard, integrated dishwasher, pull out drawer, integrated tumble dryer, space for a rangemaster, tiled flooring with under floor heating.

Cloakroom

Double glazed window to front, low level wc, wall mounted wash basin and tiled floor with under floor heating.

Utility room

11'05 x 10'04 (3.48m x 3.15m)

Double glazed door to side, double glazed window to front, navy units with Quartz worktops, inset butler sink, plumbing for washing machine, cupboard housing the combination boiler and water softener, space for coats and shoe storage, tiled floor with under floor heating.

First floor landing

Double glazed window to front, galleried landing with oak staircase and glass banister, oak doors to first floor accommodation, radiator and carpet flooring.

Bedroom one

13'09 x 13'05 (4.19m x 4.09m)

Juliet balcony with double glazed double doors to rear, radiator, walk in wardrobe and door to ensuite.

Ensuite

Double glazed window to rear, heated towel rail, walk in shower with waterfall shower head, low level wc, pedestal wash basin and floor to ceiling tiles.

Tel: 01394 446483

Bedroom two

13'09 x 11'05 (4.19m x 3.48m)

Double glazed window to front, fitted walk in wardrobe, carpet flooring and radiator.

Bedroom three

14'04 x 10'0 (4.37m x 3.05m)

Two double glazed window to front, radiator and carpet flooring.

Bedroom four

10'06 x 10 (3.20m x 3.05m)

Double glazed window to rear, carpet flooring and radiator.

Bathroom

Double glazed window to rear, roll top bath, pedestal wash basin, low level wc, illuminated mirror, heated towel rail and floor to ceiling tiling.

Services

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

Council tax band: E

EPC rating: B

Tenure: Freehold

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

Outside and gardens

The property is approached via electric iron gates with a large shingled driveway for ample vehicles and a two bay cart lodge with power and lighting. A five bar farm gate opens on to the beautiful rear garden which is mainly laid to lawn with a shingled path leading down to an entertainment area. There is a sandstone patio with a decking area leading up to an above ground pool, hard standing for a jacuzzi, there is a pergola with a pitched roof and a clad building with power and lighting. To the immediate rear of the home is a raised patio area with brick surround and steps leading down to the garden. The garden is enclosed by fencing and enjoys a Westerly sunny aspect. A further five bar farm gate leads onto a paddock ideal for a pony.



Road Map



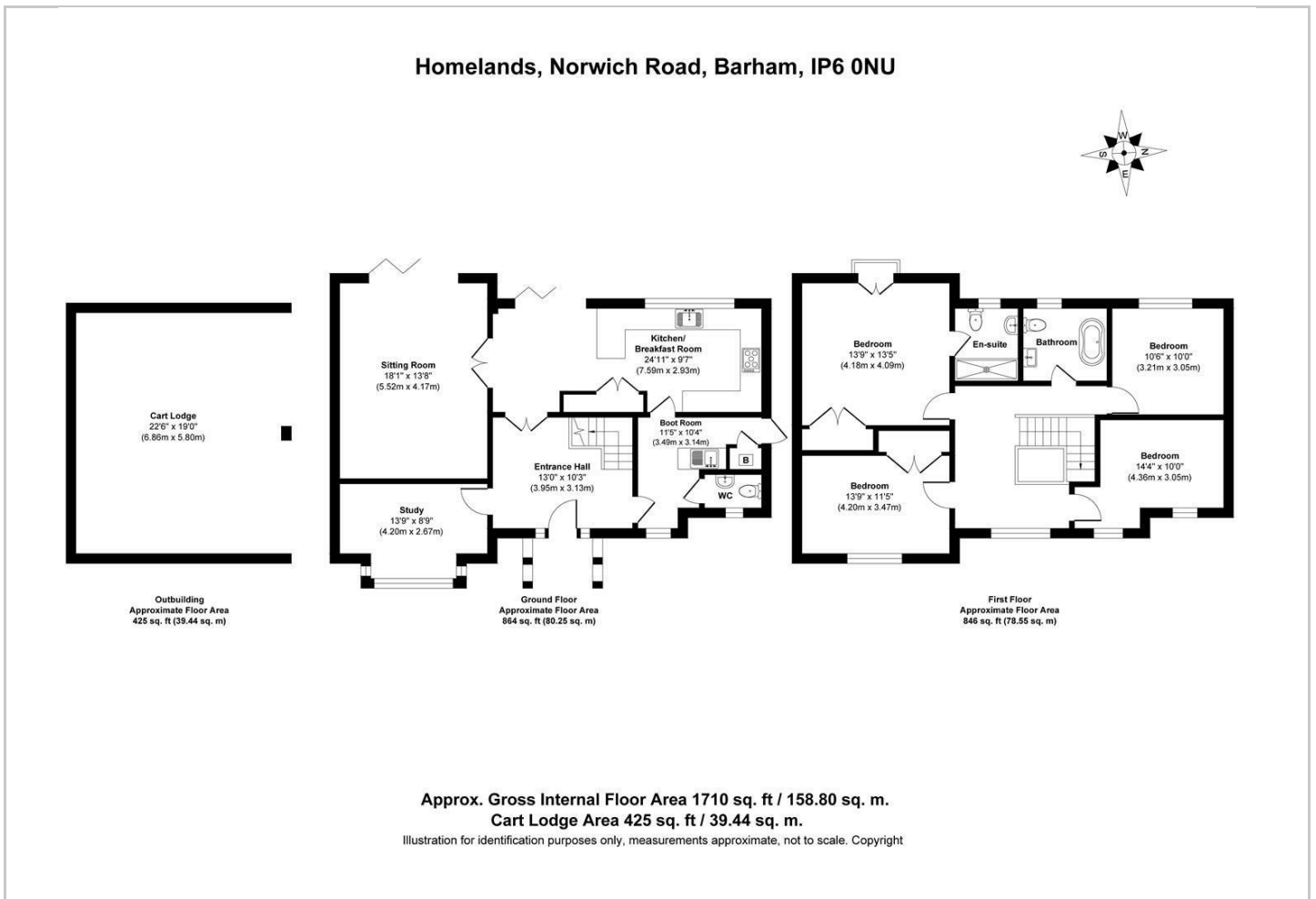
Hybrid Map



Terrain Map



Floor Plan

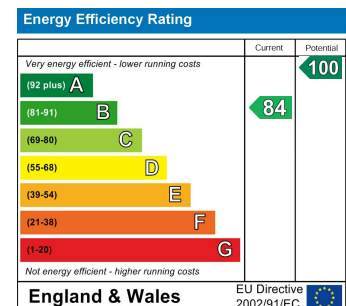


Viewing

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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