

KEYSTONE



Coopers Way, Barham, Ipswich, IP6 0TF

£300,000

Modern Detached House
Lounge
Family Bathroom
Detached Garage & Driveway

Three Bedrooms
Kitchen/Diner
Landscaped Garden
Popular Location

Coopers Way, Ipswich IP6 0TF

Nestled in the charming village of Barham, Ipswich, this immaculate detached house on Coopers Way presents an exceptional opportunity for those seeking a comfortable and stylish home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you are greeted by a welcoming reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern kitchen/diner is a standout feature, providing a contemporary space for culinary enthusiasts to create and enjoy meals. This area is designed for both functionality and style, making it the heart of the home.

The property also boasts a detached garage, providing ample storage or the potential for a workshop, catering to various needs. The surrounding area is known for its picturesque scenery and community spirit, making it a popular choice for those who appreciate village life while still being within easy reach of Ipswich's amenities.

This delightful home combines modern living with the charm of a village setting, making it a must-see for anyone looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this beautiful property your own.



Entrance

Front door leading to porch area with laminate flooring, a storage cupboard and door to Lounge.

Lounge

14'9 x 14'

Window to front, laminate flooring, radiator and stairs to 1st floor.

Kitchen/Diner

14'9 x 9'5

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink and drainer unit, built in oven with hob and extractor over. There is also an integrated dishwasher, integrated fridge freezer, space for washing machine, vertical radiator, window and patio doors to rear.

First Floor Landing

Bedroom 1

12' x 8'1

Window to front, radiator and built-in wardrobe.

Bedroom 2

9'3 x 8'1

Window to rear, radiator and built-in wardrobe.

Bedroom 3

7'6 x 6'4

Window to front, radiator and laminate flooring.

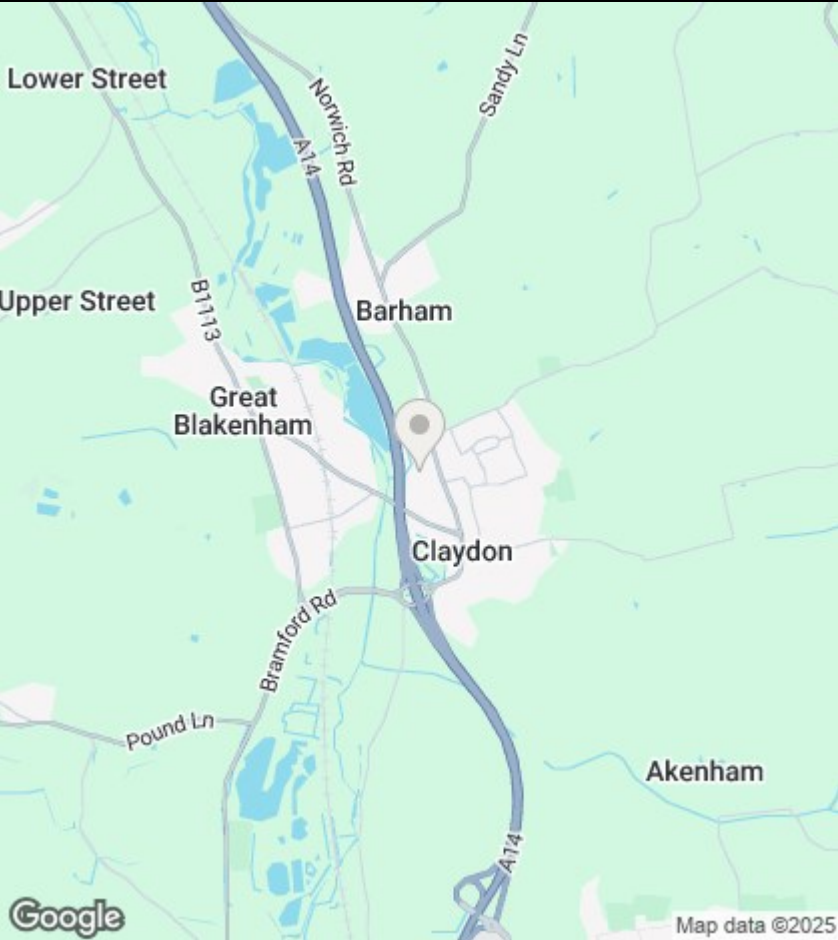
Bathroom

7'6 x 6'4

Fitted with a suite comprising of panel bath, wc, pedestal wash basin, tiled splash back, heated towel rail and window to rear.

Outside

To the front of the property there is a driveway that leads to the detached garage with up and over door, power and light connected. There is a side gate which leads to the rear garden, which has patio area, a raised deck area and artificial grass.



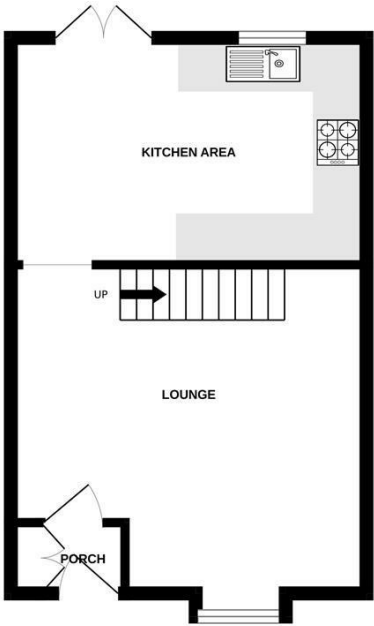
Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

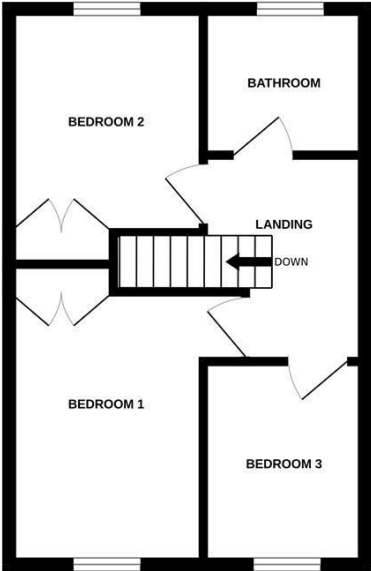
EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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