





Lower Street, Baylham, Ipswich, IP6 8JP

william h brown

welcome to

Lower Street, Baylham, Ipswich

3-Bed Detached home with stunning field views! Enjoy modern living with an open-plan kitchen/dining room, bi-fold doors & spacious living room. Upstairs, find three good-sized bedrooms & family bathroom. Outside boasts gardens, patios, ample parking & serene countryside bliss. Call to view now!

Baylham

Baylham is a charming village in the heart of Suffolk, England. Known for its scenic landscapes and rich history, Baylham offers a quintessential English countryside experience.

Baylham is situated approximately six miles northwest of Ipswich, the county town of Suffolk. This places it conveniently close to urban amenities while retaining the tranquillity of rural life. The village is part of the Mid Suffolk district, an area characterised by rolling hills, lush farmland, and quaint villages.

The village is accessible by road, with the A14 and A12 highways providing connections to larger cities and towns. Public transport options include local bus services that link Baylham to neighbouring communities and Ipswich, where further rail connections are available.

The surroundings of Baylham are a haven for nature enthusiasts. The River Gipping flows nearby, offering picturesque walking paths and opportunities for bird watching. The village's proximity to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty means that stunning coastal landscapes are just a short drive away.

Visitors and locals alike can enjoy several attractions in and around Baylham. One notable destination is the Baylham House Rare Breeds Farm, which offers a delightful experience for families and animal lovers. Here, visitors can interact with a variety of rare and endangered livestock breeds.

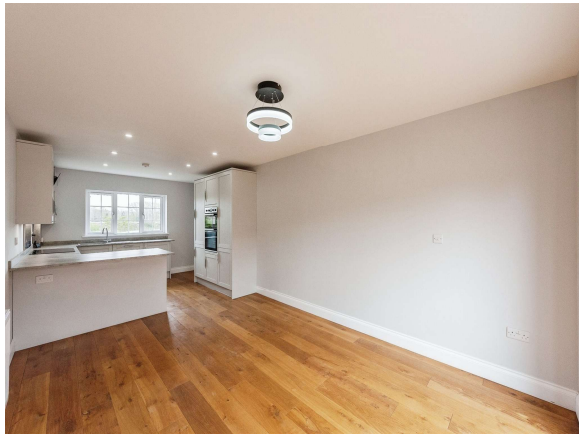
Lower Street

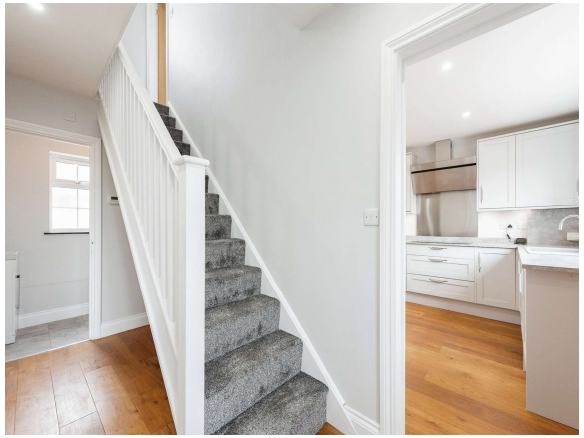
This well presented detached home offers a perfect blend of modern living and serene countryside views. With its thoughtfully designed layout and abundant natural light, the house provides a warm and welcoming ambiance.

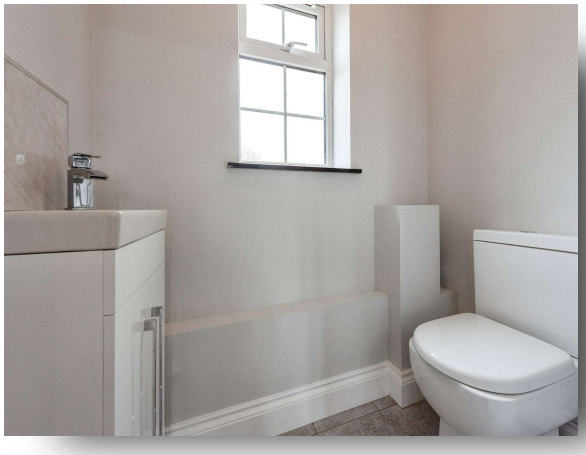
The heart of the home is the integrated kitchen and dining room. This open-plan space is perfect for both everyday living and entertaining. Bi-fold doors seamlessly connect the indoors to the outdoors, allowing you to enjoy the field views and fresh air with ease. The living room, also featuring bi-fold doors, provides a harmonious flow between spaces, making it ideal for gatherings or simply relaxing with the view. Convenience is key on the main floor, with a downstairs cloakroom that includes a two-piece suite, ensuring guests have easy access to facilities.

Upstairs, you'll find three good-sized bedrooms, each offering comfort and privacy. These rooms are perfect for family members or guests, providing ample space for rest and relaxation. The family bathroom is equipped with a three-piece suite, ensuring functionality and style. It caters to the needs of a busy household with ease.

The exterior of the home is as inviting as its interior. The front garden, adorned with a charming picket fence, creates a delightful first impression. A path and ramp ensure easy access for all. The rear garden is a private oasis, enclosed by a combination of a fence and gabion walls. It features a well-maintained lawn, patio areas for outdoor dining, and is equipped with outside lighting and power for evening enjoyment. The side access gate offers added convenience. For practical needs, the property boasts a block paved driveway capable of accommodating several cars, ensuring ample parking for residents and guests.









Accommodation

Entrance Hall
Part glazed front door, stairs to first floor, radiator and wooden flooring.

Kitchen/Dining Room
25' 1" x 11' (7.65m x 3.35m)
Windows to front and bi-fold doors to rear, fitted with a range of grey wall and base units with rolled edge work surfaces with an inset single sink with drainer and mixer tap, double electric oven with five ring electric hob and extractor over, integrated fridge freezer, dishwasher and washing machine, spot lights, radiator and wooden flooring.

Living Room
17' 4" x 10' 7" (5.28m x 3.23m)
Windows to front and bi-fold doors to rear, radiator and carperted flooring.

Downstairs Cloakroom
Frosted window to rear, fitted with a low level wc vanity sink with mixer tap, part tiled walls, extractor fan, heated towel rail and ceramic tiled flooring.

Landing
Window to rear, access to loft, spot lights and carpeted flooring.

Bedroom One
17' 4" x 11' (5.28m x 3.35m)
Dual aspect windows to front and rear, radiator and carpeted flooring.

Bedroom Two
10' 4" x 9' 1" (3.15m x 2.77m)
Window to front, radiator and carpeted flooring.

Bedroom Three
10' 5" x 7' 8" (3.17m x 2.34m)
Window to rear, radiator and carpeted flooring.

Family Bathroom
Frosted window to front, fitted with a suite comprising a panelled bath with mixer tap, shower over and screen, vanity sink with mixer tap and back to wall wc, spot lights, extractor fan, heated towel rail and ceramic tiled flooring.

Outside

Front Garden
To the front of the property there is a picket fence and gate with path leading up the middle of the lawn with steps and a ramp up to the entrance door.

Rear Garden
The fence enclosed rear garden has a patio area perfect for outside dining. There is a further fence and gate leading to a lawned area with attractive gabion walls, side access gate, outside lighting and power.

Parking
To the right of the property is parking for several vehicles on a blocked paved driveway with a picket fence and gate which could supply additional parking if needed.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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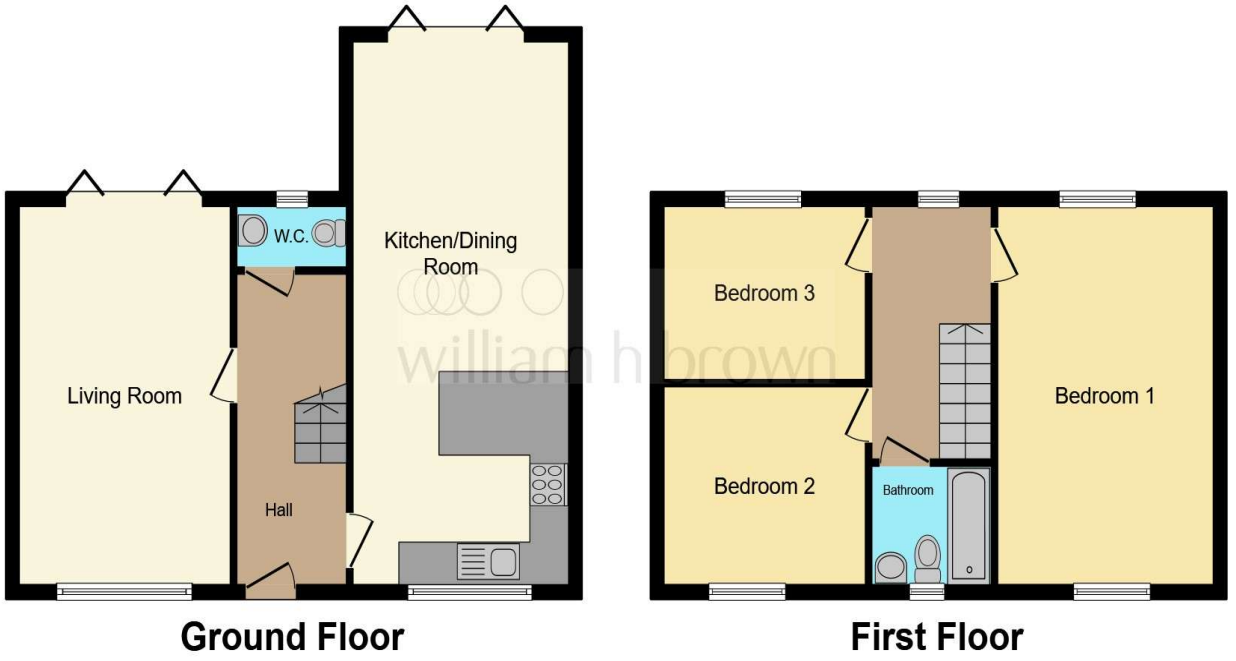
Lower Street, Baylham, Ipswich

- 3-Bed Detached Home
- Living Room with Bi-folding Doors
- Kitchen/Family Room with Bi-folding Doors
- Driveway for Several Cars
- Bathroom & Downstairs Cloakroom

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£380,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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The Property Ombudsman

Property Ref:
SMK105417 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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