



Connells

Coopers Way  
Barham Ipswich



### Property Description

An exciting opportunity to purchase this well presented four bedroom detached house located in the popular scenic village of Barham. The property has versatile accommodation with two reception rooms, kitchen, ground floor cloakroom, conservatory, four good sized bedrooms, bedroom one with en-suite, first floor bathroom, rear garden, garage and off road parking.

Barham village offers a blend of countryside tranquillity with modern conveyances nearby close by which include a post office, pharmacy, hairdressers and local schooling including the popular Claydon High School. The village also lies close to the A14 providing convenient access to both Ipswich and Bury St Edmonds.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Hall

Accessed via double glazed entrance door, stairs rising to the first floor, storage cupboard and radiator.

### Cloakroom

Double glazed window to front and comprises of a low-level w/c, wash hand basin and radiator.

### Lounge

Double glazed window to front and radiator.

### Dining Room

Double glazed patio door and radiator.

### Kitchen

Double glazed window to front, the kitchen comprises of a selection of wall and base level units with a cooker point with extractor over, space for dishwasher, stainless steel, 1 1/2 bowl sink and radiator.

### Utility

Double glazed window to front, wall mounted boiler, plumbing for washing machine, space for freezer double and double glazed door to side.

### Conservatory

Double glazed wooden windows and doors.

### First Floor Accommodation

#### Landing

Loft access, airing cupboard and double glaze window to front.

#### Bedroom One

Double glazed window to side and radiator.

#### En-Suite

Shower cubicle, pedestal wash hand basin, low-level w/c and double glazed window to rear.

#### Bedroom Two

Double glazed window to side and

radiator.

### **Bedroom Three**

Double glazed window to front and radiator.

### **Bedroom Four**

Double glazed window to front and radiator.

### **Bathroom**

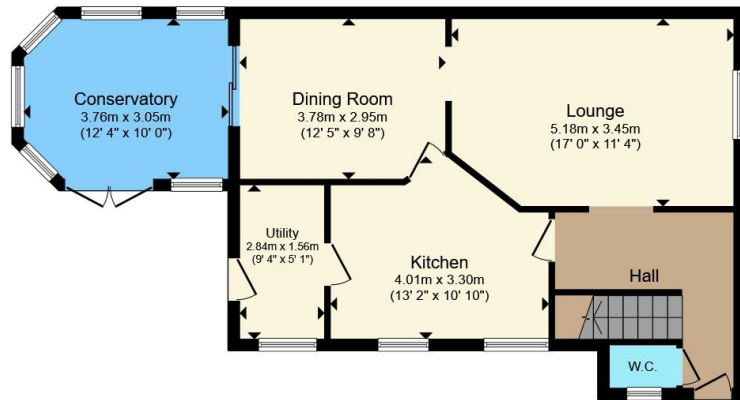
Double glazed window to front and comprises of panel bath, low-level w/c, pedestal wash hand basin and radiator.

### **Outside**

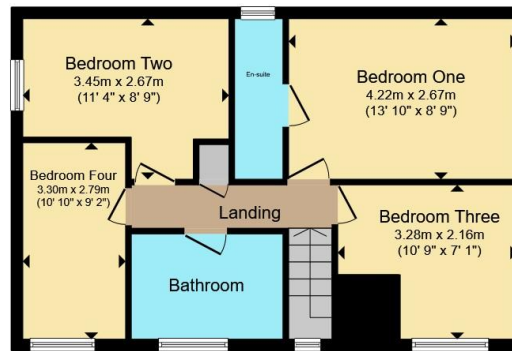
There is a paved front with off-road parking to the side, access to the rear garden and garage with up and over door.

The rear garden commences with a decking area, artificial grass, further patio area and further side access.





**Ground Floor**



**First Floor**

Total floor area 119.9 m<sup>2</sup> (1,291 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: D

**view this property online [connells.co.uk/Property/ICH312691](http://connells.co.uk/Property/ICH312691)**

Tenure: Freehold



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