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PROPERTIES

Selling Properties the Wright Way



Waverley House Sandy Lane

Barham, Ipswich, IP6 0PB

Guide price £800,000



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Description

Waverly House is an attractive, extended and immaculately presented detached family home enjoying a plot approaching 0.4 of an acre. The property is nicely set back from the road with a fantastic outlook both front and back with the garden backing on to fields and the front overlooking the Shrubland Hall Estate. The property was built in 1987 and has undergone recent refurbishment including new good quality aluminium windows, a stunning kitchen and utility and general redecoration. In 2011 an extension was added to create additional reception room with vaulted ceiling and central log burner. The front and rear gardens are beautiful landscaped and there is an outside study offering multi use with power and lighting.

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 Porch

6'09 x 5'10 (2.06m x 1.78m)

Oak front door.

Cloakroom

7'09 x 3'02 (2.36m x 0.97m)

Double glazed window to side, low level wc, vanity unit with wash basin, heated towel rail and tiled floor.

Study

12'11 x 10'01 (3.94m x 3.07m)

Double glazed window to side, radiator and carpet flooring.

Entrance hall

14'08 x 11'04 (4.47m x 3.45m)

Double glazed window to front, Starflight to first floor with inset lights, LVT wood effect flooring, understairs cupboard, radiator and doors to ground floor accommodation.

Kitchen/dining/family room

25'09 x 14'11 reducing to 11'11 (7.85m x 4.55m reducing to 3.63m)

Double glazed windows to rear and side, French doors to rear, navy base unit with quartz worktop and white units above, integrated dishwasher, Neff hide and slide double oven, microwave and warming drawers, integral fridge, inset sink with chrome Quooker tap. The central island has navy units with Quartz worktops and two wine coolers, radiator and LVT wood effect flooring.

Utility room

10'08 x 8'3 (3.25m x 2.51m)

Double glazed window and door to side, Navy and white kitchen units housing the boiler, a tall fridge and separate tall freezer and a laundry cupboard. There is plumbing for a washing machine and tumble dryer, a stainless steel sink, tall radiator and LVT wood effect flooring.

Sitting room

23'05 x 12'11 (7.01m x 3.94m)

Double glazed window to front and bi-folding doors to rear, central log burner, cream gloss tiled flooring, two tall radiators, underfloor heating and opening onto the family room.

Family room

16'10 x 12'04 (5.13m x 3.76m)

Double glazed bi-folding doors to rear, vaulted ceiling with velux windows, tall radiator and cream gloss tiled flooring with underfloor heating.

Galleried landing

12'09 x 9'09

Double glazed window to front, carpet flooring, radiator and doors to first floor rooms.

Master bedroom

13'04 x 13 (4.06m x 3.96m)

Double glazed windows to rear, fitted mirrored slide robes, radiator and carpet flooring.

Tel: 01394 446483

Ensuite

10'02 x 6 (3.10m x 1.83m)

Double glazed window to rear, panelled bath with shower over, vanity unit with wash basin, chrome heated towel rail, further vanity unit with ample storage and tiled flooring.

Bedroom two

12'8 x 11'10 (3.86m x 3.61m)

Double glazed window to rear, radiator and carpet flooring

Bedroom three

12'08 x 9'03 (3.86m x 2.82m)

Double glazed window to front, fitted sliding wardrobes, radiator and carpet flooring.

Bedroom four

13' x 7'06 (3.96m x 2.29m)

Double glazed window to front, fitted sliding wardrobes, radiator and carpet flooring.

Bathroom

10'04 x 6'02 (3.15m x 1.88m)

Double glazed window to rear, panelled bath with feature mood lighting above, walk in shower cubicle, vanity unit with wash basin, low level wc, chrome heated towel rail and tiled flooring.

Outside and gardens

Waverley House sits on a glorious south facing plot approaching 0.4 of an acre with beautiful landscaped gardens to the front and rear. To the front of the property there is a

driveway providing parking for ample vehicles and an attached double garage measuring 20'02 x 17'09 which offers potential for conversion subject to planning. The rear garden is laid to lawn with herbaceous borders and various flower beds and a large patio creates a great space for alfresco dining. An outside office measuring 15'10 x 9'03 with air conditioning offers multi-purpose use with power, lighting and double doors. There is ample outside lighting on the house and within the flower beds, side access and an enclosed bin store.

Services

We understand the property is on mains electric and water. Central heating is via LPG gas.

Tenure: Freehold

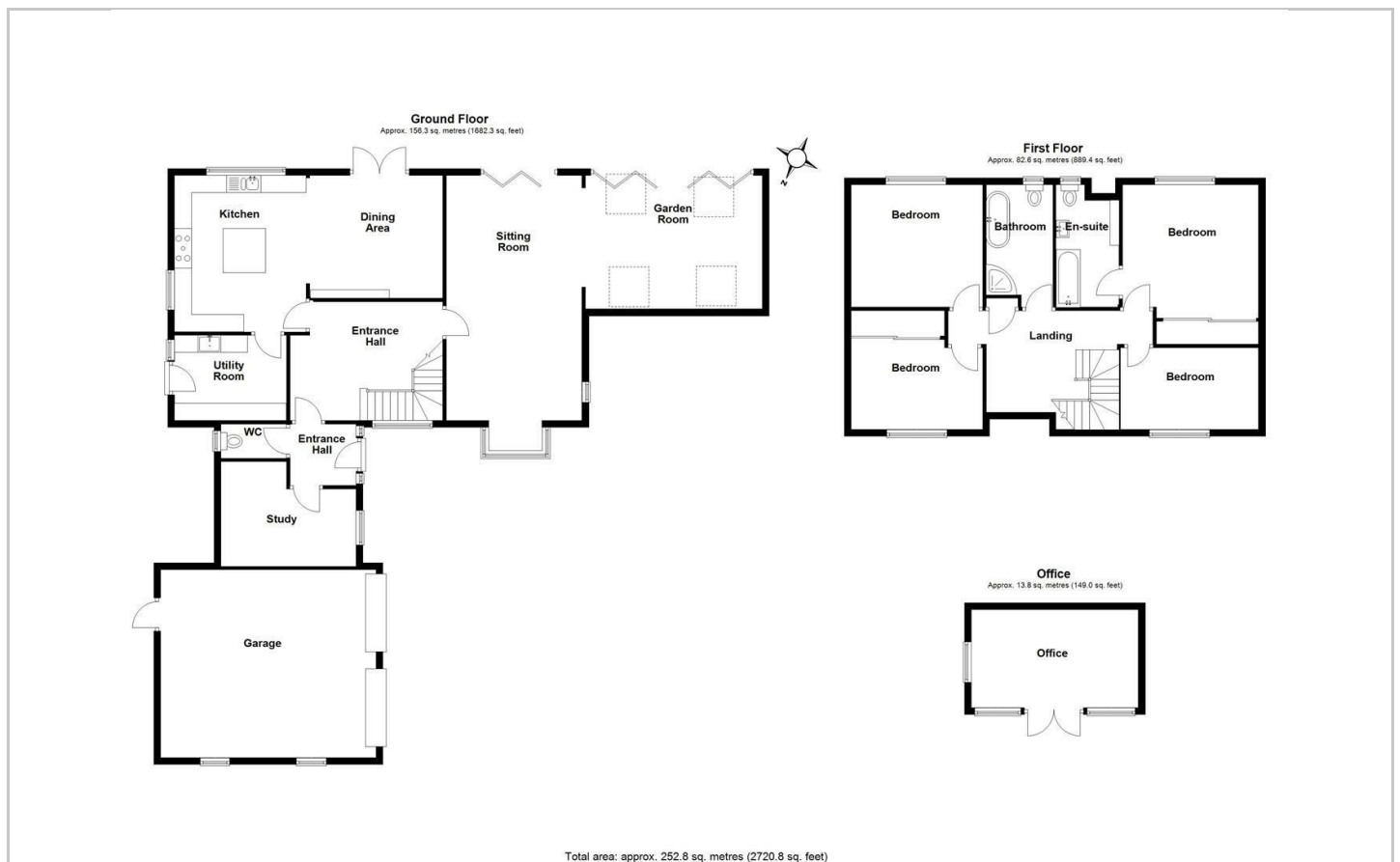
EPC rating: E

Council tax banding: F





Floor Plan

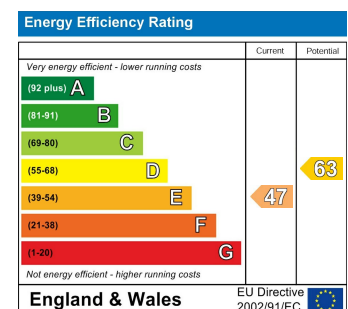


Viewing

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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