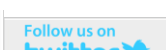


8 GLEBE WAY BARHAM



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Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

8 GLEBE WAY BARHAM

Guide Price £350,000



We are pleased to offer for sale this **ESTABLISHED THREE BEDROOM DETACHED VILLAGE BUNGALOW**, occupying a rarely available location within a highly desirable residential area. With off road parking, garage and large rear garden. Offered with the benefit of no onward chain, within walking distance of the village centre.

- ENTRANCE PORCH
- ENTRANCE HALL
- THREE BEDROOMS
- FAMILY BATHROOM & SEPARATE WC
- 18' SITTING ROOM WITH PICTURE WINDOW
- GENEROUS 18' KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- PARKING & SINGLE GARAGE
- FRONT, SIDE & EXTENSIVE REAR GARDENS
- GAS FIRED HEATING
- DOUBLE GLAZING
- WALKING DISTANCE TO THE VILLAGE
- NO ONWARD CHAIN

www.hamilton-smith.com

2-4, Norwich Road, Claydon, Suffolk IP6 0DF Tel: 01473 833307 E-mail: claydon@hamilton-smith.com
Partners: K.W.Bahar & A.Salisbury

8 GLEBE WAY BARHAM

SITUATION:

This desirable small cul-de-sac consists of just detached bungalows, occupying a most convenient position, walking distance to the well served centre of the sought after villages of Claydon/Barham. Claydon offers a range of shops including post office, pharmacy, hairdressers, public houses and primary and secondary schooling. The Suffolk County town of Ipswich is approximately three miles distant offering a much wider range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12 and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

This attractive bungalow has been in the same ownership for many years, offering enormous potential with generous rear garden. Features include spacious entrance porch and entrance hall, bright and airy sitting room with large picture window to the front, there are three bedrooms as well as bathroom with separate wc. Located to the rear overlooking the garden there is an impressive 18'3" kitchen/dining room leading to a separate utility room. The position and garden are particular features and offering a good degree of seclusion backing on to farmland. The property is offered with the benefit of no onward chain. Internal viewing is highly recommended.

ENTRANCE PORCH:

Half glazed door.

ENTRANCE HALL:

Half glazed entrance door, radiator, access to the insulated loft space, built-in shelved linen cupboard, separate built-in cloaks cupboard.

SITTING ROOM:

18' 2" x 10' 9" (5.54m x 3.28m) Radiator, tv point, large double glazed picture window to the front aspect overlooking the close.

KITCHEN/DINING ROOM:

18' 3" x 9' 3" (5.56m x 2.82m) Fitted with a good range of base and wall mounted units, fitted worktops inset stainless steel single bowl sink unit, inset four ring hob, built-in double oven, space for fridge/freezer, radiator, door to the utility room, double glazed windows to the rear side aspects.

UTILITY ROOM:

11' 2" x 5' 8" (3.4m x 1.73m) Base and larder storage cupboards with fitted worktop, plumbing for washing machine, space for tumble dryer, windows to the rear and side aspects, door to the garden.

BEDROOM 1:

12' 6" x 9' 9" (3.81m x 2.97m) Radiator, built-in full height double wardrobe and dresser, double glazed window overlooking the rear garden.

BEDROOM 2:

12' 0" x 8' 5" (3.66m x 2.57m) Radiator, double glazed window to the front aspect.

BEDROOM 3:

7' 8" x 7' 3" (2.34m x 2.21m) Radiator, double glazed window to the front aspect.

BATHROOM:

Suite comprises panel bath with electric shower connected over and pedestal wash hand basin, chrome towel radiator, tiled splashbacks, double glazed window to the rear aspect.

8 GLEBE WAY BARHAM

SEPARATE WC:

Fitted low level wc, wash hand basin, radiator, double glazed window to the rear aspect.

OUTSIDE:

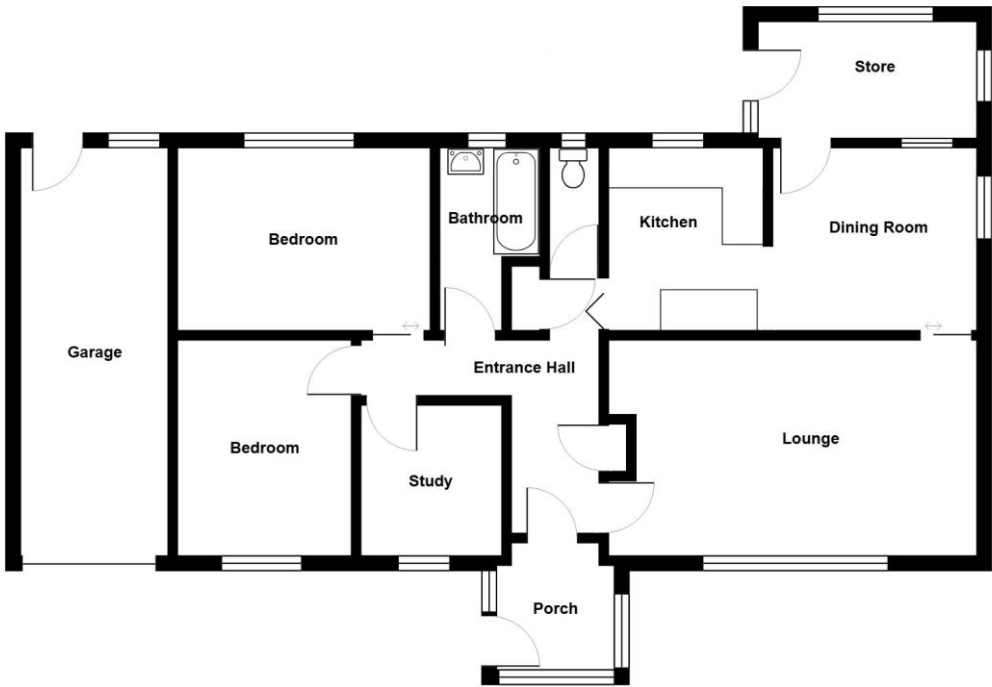
The property is set back with well stocked garden to the front. Drive provides off road parking and leads to the attached garage, 23' long, power and light connected, personal door to the rear garden. The impressive rear garden is of good proportions with patio leading to the lawn with extensive former vegetable garden, fenced and hedged boundaries, backing on to farmland.

POSTCODE: IP6 0BB

ENERGY RATING: D - 60

VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



Total Area: 97.4 m² ... 1048 ft²

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