



**Norwich Road, Barham, Ipswich, IP6 0DH**

**welcome to**

## **Norwich Road, Barham, Ipswich**

This well-presented, semi-detached home has been freshly decorated throughout and benefits from two bedrooms, a lounge/diner, a 1st floor bathroom, a beautifully presented rear garden with cabin, a garage and off street parking. NO ONWARD CHAIN!

### **Entrance Porch**

A door to the kitchen.

### **Kitchen**

Modern kitchen, leading to the living area, with eye and base level units in cashmere with black worktop surfaces, a fitted breakfast bar, tiled flooring, under floor heating, double glazed window to the rear, spotlights, a black sink plus drainer and chrome mixer tap, an integrated double oven with induction hob and extractor hood, space for a dishwasher, washing machine and fridge/freezer.

### **Lounge/Diner**

Beautifully presented lounge/diner with double glazed window to the front, a glazed door to the rear garden, wood effect flooring throughout, two radiators, TV point and an understairs storage cupboard.

### **First Floor Landing**

Carpet flooring.

### **Master Bedroom**

Double glazed box bay window to the front, carpet flooring, one electric radiator and a fitted wardrobe.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring, one electric radiator and loft hatch.

### **Bathroom**

Fully tiled walls and flooring, low level WC, pedestal wash hand basin, a P bath with overhead shower and glass screen, white heated towel rail, spotlights, an airing cupboard and double glazed window to the rear.

### **Outside:**

#### **Front Garden**

A shingle parking space and a further parking space in front of the garage.

#### **Rear Garden**

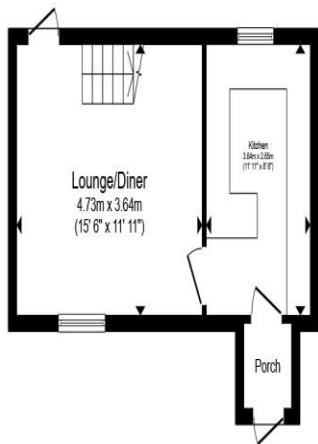
Beautifully presented rear garden, which is relatively un-overlooked, with a raised decking area, a patio area, a shed, a cabin to the rear, a grassed area, a side access and an outside tap.

#### **Cabin**

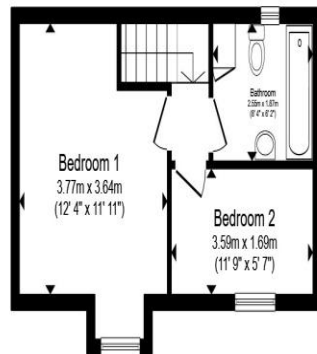
With power, insulated walls, double glazed window to the side and patio doors to entry.

#### **Garage**

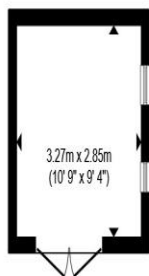
An up and over door. This garage is currently used for storage.



**Ground Floor**



**First Floor**



## Cabin

Total floor area 65.8 m<sup>2</sup> (708 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)



**welcome to**  
**Norwich Road,**  
**Barham, Ipswich**

- No onward chain
- Freshly redecorated throughout
- Two bedrooms
- Large cabin in the rear garden
- Garage & off street parking

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

**£230,000**



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Property Ref:  
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