



1 Maple Grove
Barham | Ipswich | Suffolk | IP6 0PH

WARM WELCOME



This five-bedroom attractive family home offers space and light and whilst close to a typically English village, provides easy access for commuters by road and rail plus access to the beautiful Suffolk countryside. Multigenerational living could be easy here with a sitting room currently used as a huge ground floor bedroom with a wet room just opposite.

This home has plenty of room and the versatility to adapt to a growing family.



KEY FEATURES

- A Fabulous Family Home situated in the Village of Barham near Ipswich
- Five Good Sized Bedrooms which includes a Ground Floor Bedroom and Wet Room
- Further Family Bathroom and an En-Suite and Dressing Room to the Master Bedroom
- Wonderful Bright Open Plan Kitchen/Dining Room and Separate Utility Room
- Two Reception Rooms and a Study plus a Large Conservatory
- Double Garage and Plenty of Parking
- Generous Gardens with Hot Tub Area
- The Accommodation extends to 2,795sq.ft
- Energy Rating: E

This lovely family home has versatility and ample space for the family to sprawl into plus wonderful outside space too. The current owners were drawn to it due to the quiet private cul de sac location and flexible accommodation for all the family. The ground floor bedroom has been used for elderly parents and due to a separate external door from a small hallway, could easily be converted to an annex making use of the existing shower room and adapting the utility room into a kitchen.

Step Inside

A large entrance hall allows you to turn right into the kitchen family room, straight ahead to the study or dining room and left into a more formal sitting room. The open plan kitchen/family room was added in 2006 and has a useful utility room off it. The owner preferred cooking on gas so has a gas hob powered by LPG. The kitchen also leads to a small hallway where you find a substantial sitting room/ground floor bedroom and accessible wet/shower room. The dining room and living room are connected by a large archway and could easily be open planned or have doors added between according to preference. The cosy fireplace here is also LPG gas fired. Both rooms have wonderful double doors that open into a large conservatory, allowing light to flood through from the rear of the property.

Room For All

Dual aspect windows create a particularly light kitchen/family room which has enough space for sofas as well as dining table for relaxed suppers. Here you can cook up a feast whilst keeping an eye on the children or chatting to supper guests. After school the current owner's children used to chat to their parents whilst watching TV after school with mum cooking supper and this was a really well used room. The flow works well, and the space has so much flexibility, it's yours to decide how it suits your family and with a bar in the corner, this laid-back family room is a great entertaining space.





KEY FEATURES

Situated between the open plan living area and the back entrance is a large sitting room currently used as a bedroom, overlooking the garden. but would work equally well as a further reception room, playroom, gym or teens sitting room. There is a further fantastic formal living room offering a quiet area to relax by the fire and with doors opening to the light bright conservatory with large radiators in, which makes this room perfect for winter or summer use.

Celebration Time

The home has seen a wealth of fun over the years with Christmas celebrations and community gatherings. One year the current owners hosted a party for 100 people with the home easily accommodating guests eating, drinking and catching on up the sofas. The cul de sac is on a private road and each year the sociable neighbours organise a fun Christmas get together. The whole village has a really keen sense of friendly community spirit. People tend to stay in the village a long time which speaks volumes about the safe, pleasant location.

Exploring Upstairs

Stairs lead to a bright, spacious landing from which all four bedrooms are found. The large principal bedroom offers storage, as well as a walk in dressing room and well-proportioned en-suite bathroom with a bath and shower. A fully tiled spacious family bathroom also offers a separate bath and shower and serves the other three ample bedrooms which all have built in wardrobes. The home is so warm and well insulated the current owners rarely need the heating on upstairs and with three bathrooms in total there is no queuing for the bathroom in the morning!

Step Outside

The house is accessible either from the front entrance, tastefully framed by brick and wrought iron fencing, or from the rear entrance adjacent to the gravel parking area and double garage. The road is private and owned by all five residents and they share maintenance which amounts to simply renewing the shingle. The sunny south facing garden has an extensive lawned area and offers a wonderful patio to cater for alfresco dining. In 2024 the owners added a luxurious ten/twelve-seater hot tub in a covered area outside, giving you holiday vibes and the current owners have had fantastic summer get togethers here, barbecuing, and relaxing until late in the evening.

























INFORMATION



On The Doorstep

Barham benefits from a quiet rural location, with the nearby village of Claydon providing a variety of amenities including a Co Op store, one stop shop, bakery, hairdressers, pharmacy, travel shop plus The Crown and The Greyhound public houses. Claydon also has primary and secondary schooling along with a park and village hall and buses to school pass by the cul de sac making it so easy to get the children transported. There are some beautiful walks from the property and nearby Needham Lakes.

How Far Is It To?

Barham is situated on the western outskirts of Ipswich providing easy access to the A12/14 for road commuter links plus rail connections via Ipswich. It is well connected to Ipswich by bus routes and there are plenty of leisure facilities close by including, a Rare Breeds Farm and Henley's All Manor Of Events. Coddenham, one of the oldest settlements in the UK, is a scenic village dating back to the Roman Period where the history enthusiast can find plenty of historical buildings and ruins, along with many nature walks and scenic routes.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [pinks.looked.flock](https://www.pinks.looked.flock)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage, LPG for Gas Fire and Hob
Broadband Available - please see www.openreach.com/fibre-checker
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