

# BUCKS

PROPERTY AGENTS



Chelston Norwich Road, Barham, Ipswich, IP6 0PA

Offers Over £550,000

- Impressive Spacious Five Bedroom Home
- Shower Room & Family Bathroom
- Utility Room
- Internal Oak Doors
- Vacant Possession And No Upward Chain
- Two Receptions Rooms
- Kitchen/Diner
- Oil Radiator Central Heating
- Ample Off Road Parking with Shared Driveway
- Village Location

# Chelston Norwich Road, Ipswich IP6 0PA

Nestled in the charming village of Barham, Ipswich, this impressive detached house on Norwich Road offers a perfect blend of space and comfort. With five generously sized bedrooms, this home is ideal for families seeking room to grow or those who enjoy hosting guests. The property boasts two well-appointed bathrooms, ensuring convenience for all residents. As you enter, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining. The sun lounge is a delightful room, providing a bright and airy space to enjoy the surrounding views and soak up the sun throughout the day. The exterior of the property features ample off-road parking, a valuable asset in a village location, allowing for easy access and convenience for multiple vehicles. This home is offered with vacant possession and no upward chain, making it an attractive option for those looking to move in without delay.

Located approximately 5 miles south of Ipswich which offers a abundance of amenities for everyone as well a Railway Station with main links to London Liverpool Street, Norwich, Bury St Edmunds and Cambridge and Barham is within easy access to the A14 corridor. Whether you are a growing family or simply seeking a spacious retreat, this property is sure to impress. Do not miss the opportunity and book a viewing with us today.



Council Tax Band: F



#### Hallway:

Leading into the property with laminate flooring, understairs storage, stairs leading to the first floor and a radiator.

#### Sitting Room:

A natural light filled room with two windows to side, window to front, laminate flooring, feature electric fireplace set into the chimney breast and two radiators.

#### Kitchen/Diner:

An open plan room with windows to the front and side, additional full length window to side and French doors leading onto the garden. Generous range of high and low units, fitted worktops, sink and drainer and tiled splashbacks. Electric oven and hob with extractor hood and fan, space for fridge freezer and plumbing for dishwasher. Breakfast bar, two radiators and tiled floor.

#### Utility Room:

With window to side and door to the rear. Range of high and low units, built in larder cupboard, space for tumble dryer and plumbing for washing machine. Work tops, tiled splashbacks and tiled floor.

#### Sun Lounge:

A versatile bright and airy living space with bifold doors, door to rear, window to side and window to rear. Laminate flooring, stairs to first floor, under stairs storage and a radiator.

#### Bedroom Five/Office:

With window to front and window to side. Radiator

#### Bedroom Four:

With two windows to rear, laminate flooring and a radiator.

#### En-Suite:

With window to rear, shower cubicle, pedestal basin, tiled floor, tiled splashbacks and a radiator.

### FIRST FLOOR

#### Landing:

With airing cupboard housing the hot water tank. There is loft access with a pull down ladder and the loft is part boarded. Radiator.

#### Bedroom One:

With window to rear, laminate flooring, built in wardrobes and additional storage, door leading to loft area with eaves storage. Radiator.

#### Bedroom Two:

With window to front, laminate flooring and eaves storage. Radiator.

#### Bedroom Three:

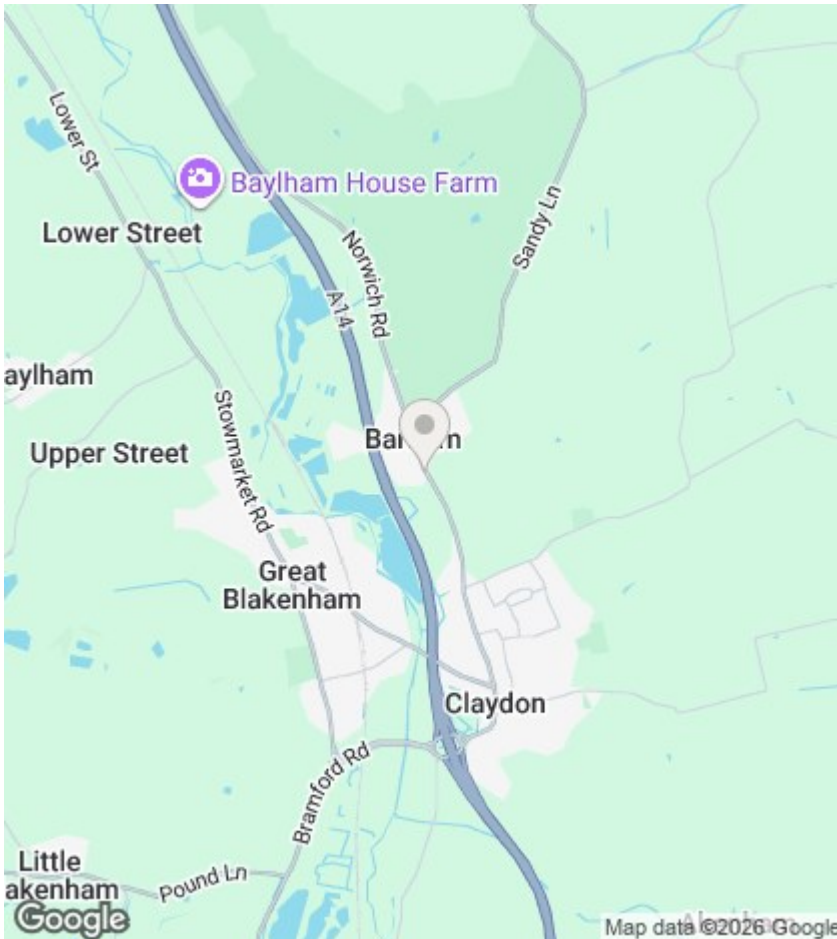
With window to front, laminate flooring and a radiator.

#### Family Bathroom:

With window to side, corner shower, corner jacuzzi bath, pedestal basin, low level WC and heated towel rail. Tiled floor and fully tiled walls.

#### Outside:

To the front of the property is decorative block paving. The rear garden comprises of lawn, mature shrubs and trees, shed and for privacy and seclusion is surrounded by hedges and fencing. A shared gravel driveway leads to ample off road parking. The boiler can be located outside.



## Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn right onto Gipping Way/A1308 Turn left onto Navigation Approach At the roundabout, take the 3rd exit onto Gun Cotton Way At the roundabout, take the 1st exit and stay on Gun Cotton Way Go through 4 roundabouts At the roundabout, take the 2nd exit onto A1120 At Cedars Interchange, take the 3rd exit onto the A14 slip road to Ipswich/Gt. Blakenham/Claydon Merge onto A14 Take the A140 slip road to Diss/Norwich/B1078 Diss Norwich A140 (B1078) At Beacon Hill Interchange, take the 2nd exit onto the A14 slip road to Ipswich/Felixstowe/Harwich Turn left onto Norwich Rd Turn right to stay on Norwich Rd Turn left onto Jackson Pl Destination will be on the left

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

