

# BUCKS

PROPERTY AGENTS



25 Phillipps Road, Barham, Ipswich, IP6 0AZ

Offers Over £340,000

- Three Bedrooms
- Situated in Elevated Plot
- Cloakroom
- Sealed Unit Double Glazed
- Solar Panels
- Detached Bungalow
- Kitchen/Diner
- Wet Room
- Oil Filled Radiators/ Electric Heating
- Single Garage and Off Road Parking For Several Vehicles

# 25 Phillipps Road, Ipswich IP6 0AZ

Nestled in the charming village of Barham, Ipswich, this delightful detached bungalow on Phillipps Road offers a perfect blend of comfort and convenience, with oak internal doors and new carpets throughout. Set on an elevated plot, the property boasts a spacious layout with three well-proportioned bedrooms, making it an ideal home for families or those seeking a peaceful retreat. Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere. The heart of the home is the generous kitchen/diner, which is perfect for both everyday meals and entertaining guests. The modern wet room adds a touch of luxury and practicality, catering to all your needs. Outside, the property truly shines with its expansive rear garden, featuring a summerhouse and workshop, perfect for hobbies or simply enjoying the outdoors. The garden offers a tranquil space to unwind, while the single garage and off-road parking for up to five vehicles ensure that parking is never a concern.

This bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the serene lifestyle that Barham has to offer. This property is a must-see for anyone looking to settle in a peaceful yet accessible location within Barham is a village in the Mid Suffolk district of Suffolk with River Gipping running through the village with local amenities such as local supermarket, shops, pharmacy, pubs, local community centre, Best Western Hotel and local primary and high schools. Located 9 miles away from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Don't miss the chance to make this charming bungalow your new home.



Council Tax Band: D



### Entrance Hall

With shelved airing cupboard housing hot water tank and loft access.

### Sitting Room and Dining Area

13'8 x 10'11 - 8'7 x 8'0

With full length window to front and two windows to rear illuminating the room with natural light, door leading to outside, TV point, electric fire and two radiators.

### Kitchen/Diner

17'10 x 10'0

With windows to rear and side, full length window to side and door leading to outside, range of high and low units, stainless steel sink and drainer, tiled splashbacks, space for cooker, space for fridge freezer, space for freezer, space for fridge, space for tumble dryer, plumbing for washing machine and dishwasher and two radiators.

### Cloakroom

With window to rear, low level W/C, pedestal basin, vinyl floor and radiator.

### Bedroom One

12'3 x 10'9

With window to front and wall hung electric heater.

### Bedroom Two

11'1 x 9'0

With window to rear, door to outside and radiator.

### Bedroom Three

9'4 x 7'10

With window to front, high level storage and radiator.

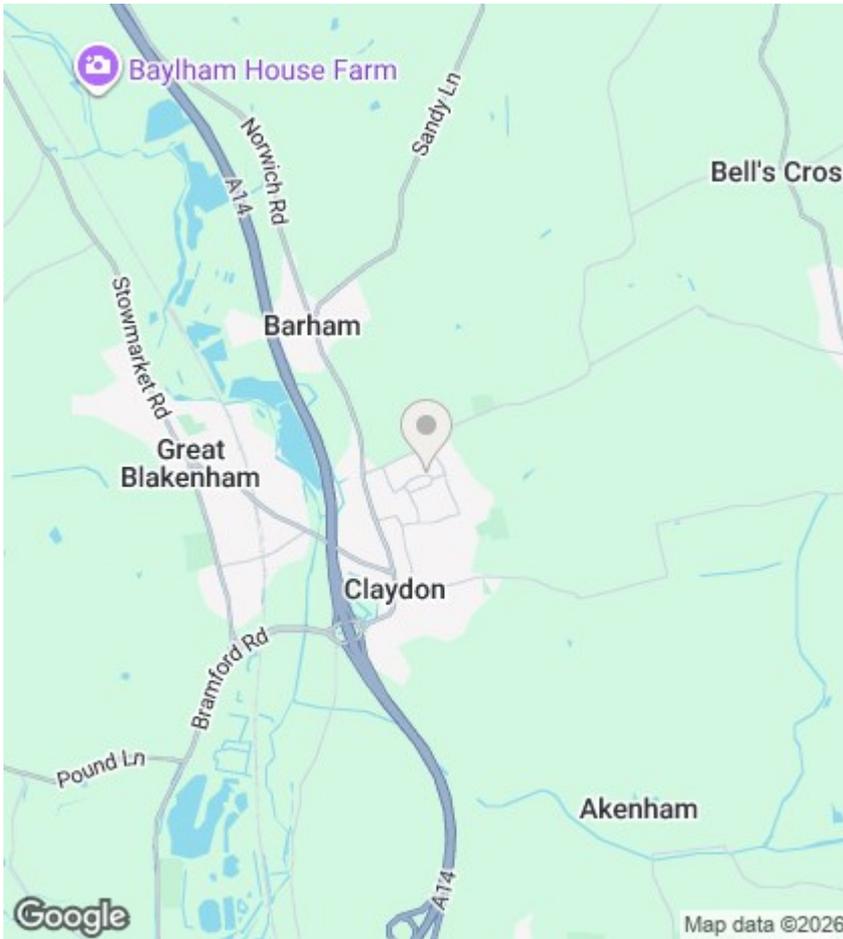
### Wet Room

With window to side, shower, low level W/C, pedestal basin, tiled splashbacks, non slip floor, wall heater and radiator.

### Outside

To the front of the property is a paving stones pathway leading to steps to front door, sloping lawn with brick wall. With a block paved driveway providing off road parking for several vehicles additionally leading to a single garage with up and over door, personnel door to side and power and light connected. To the rear of the property with access through double side gates leading to a rear garden comprising of paving stone area ideal for outside entertaining, lawn with pathway leading to

summerhouse, shed/workshop with power and light connected, further shed, shrubs and trees, tow outside taps and for privacy and seclusion is fenced all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK 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 At junction 52, take the B1113 exit to Gt. Blakenham Bramford Gt. Blakenham B1113 Claydon At the roundabout, take the 1st exit onto Ipswich Rd Turn right onto Church Ln Turn left onto York Cres Turn right onto Edinburgh Gardens Turn left onto Bacon Rd Turn right onto Phillipps Rd Destination will be on the right Arrive: Phillipps Road, Barham, Ipswich IP6 0AZ, UK

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

