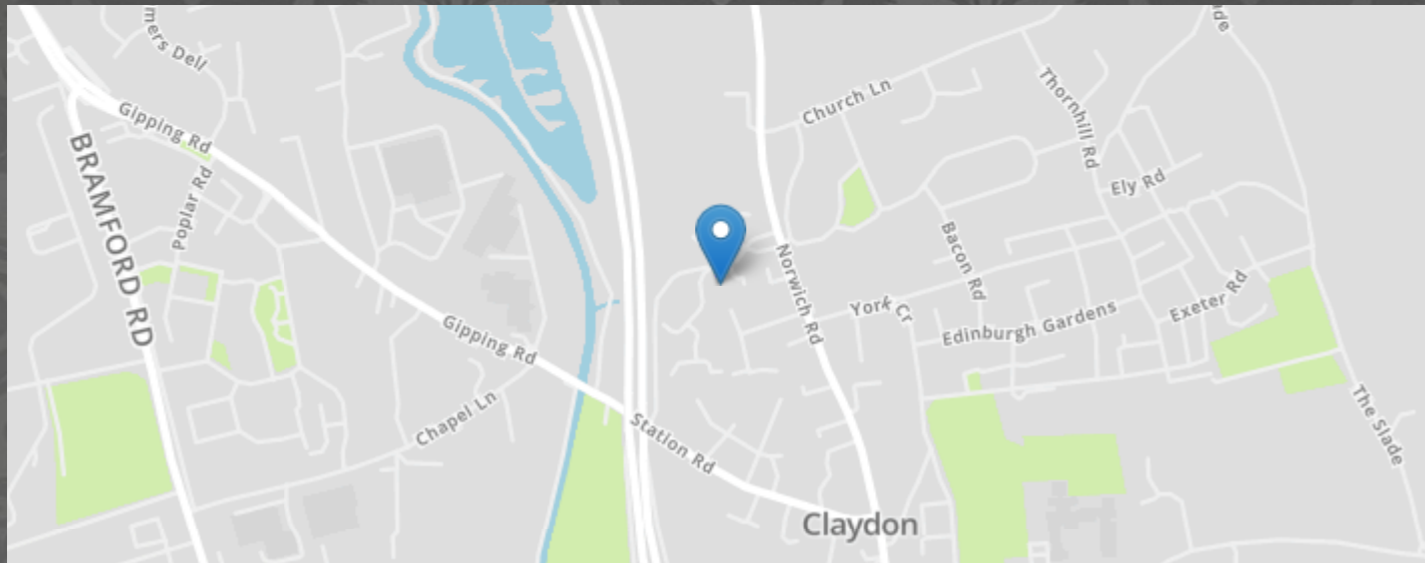


Coopers Way, Barham, Ipswich



- FOUR BEDROOM DETACHED
- GAS CENTRAL HEATING
- LOUNGE
- UTILITY
- CLOAKROOM
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING AND GARAGE
- DINING ROOM
- IMMACUATLY PRESENTED (VALUERS OPINION)
- EN SUITE TO BEDROOM ONE

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Coopers Way, Barham, Ipswich

FOUR BEDROOM DETACHED HOUSE situated in a quiet Cul-de-sac in the popular village of Barham. The property boasts Entrance hall, Cloakroom, Dining Room, lounge, modern fitted kitchen, Utility area, Summer House/ Bar, Ensuite to bedroom one, Family Bathroom, Conservatory, Off road parking for three cars and garage, Fully enclosed rear garden.

The Popular village of Barham which neighbours Claydon offers plenty of amenities including a Co-op, One stop shop, bakery, three public houses, good school catchment and easy access to the A14/12. In the agents opinion an early internal viewing is highly advised.

£385,000

Coopers Way, Barham, Ipswich

Coopers Way, Barham, Ipswich

Front

Block path path to front door.

Side

Block paved area providing off road parking space.

Entrance Hall

Stairs to first floor, Under stairs cupboard, Tiled flooring, Radiator.

Cloakroom

Double glazed window to front, Low level W.C. Wall mounted hand wash basin, Part tiled, Chrome heated towel rail, Coving, Tiled flooring.

Lounge

3.48m x 4.92m (11' 5" x 16' 2") Double glazed window to front, Gas fire place with Stone surround and hearth. Coving, Radiator.

Dining Room

2.96m x 3.63m (9' 9" x 11' 11") Laminated flooring, Coving, Radiator.

Conservatory

2.70m x 2.94m (8' 10" x 9' 8") French doors to rear, Laminated flooring, Radiator.

Kitchen

3.28m x 3.93m (10' 9" x 12' 11") Two double glazed windows to side, One and half sink with mixer tap and drainer, Laminated worktop, A range of high gloss wall and base fitted units with cupboards and drawers, Electric hob with Extractor hood above, Double oven, Built in dishwasher, Built in fridge, Tiled flooring.

Utility Area

Double glazed window to side, Laminated worktop, Built in freezer, Built in washer/dryer, Tiled flooring, Door to rear.

Landing

Double glazed window to front, Airing cupboard.

Bedroom One

2.66m x 4.22m (8' 9" x 13' 10") Double glazed windows to side, Two built in mirrored wardrobes, Radiator.

Ensuite

Double glazed window to side, Shower cubical, Tiled flooring, Hand wash basin in vanity unit, Low level W.C. Chrome heated towel, Extractor fan, Radiator.

Bedroom Two

2.69m x 2.99m (8' 10" x 9' 10") Double glazed window to rear, Built in mirrored wardrobes, Coving, Radiator,

Bedroom Three

2.80m x 3.37m (9' 2" x 11' 1") Double glazed window to front, Radiator.

Bedroom Four

2.16m x 3.33m (7' 1" x 10' 11") Double glazed window front, Laminated flooring, Radiator.

Bathroom

Double glazed window to front, Low level W.C. Pedestal hand wash basin, Chrome heated towel rail, Panelled bath with mixer tap and shower above, Fully tiled floor and walls. Spot lights, Extractor fan, Coving.

Rear Garden

Mostly laid to lawn with patio area, side gate to the front, Outside tap, Summer house/Bar. Gate to driveway.

Summerhouse/Bar

2.38m x 2.95m (7' 10" x 9' 8") Part glazed door to front, Two windows to front and one window to side, Power and Lighting connected, Two outside sockets in the garden.

Garage

Up and over door with power and light connected. Driveway providing parking for three cars off road.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Useful Information

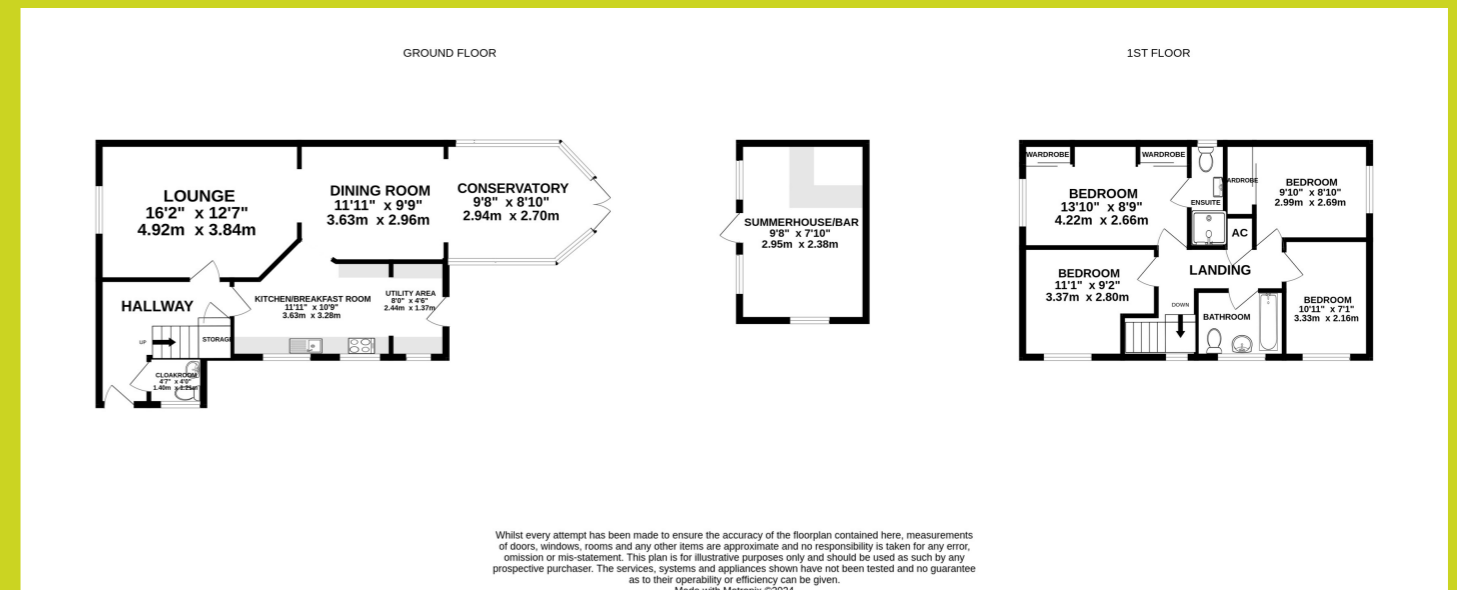
Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit : www.rightmove.co.uk/broadband-speed-in-my-area for this information.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Council Tax Band

At the time of instruction the council tax band for this property is band D.



The above floor plans are not to scale and are shown for indication purposes only.

