



# Charles Wright PROPERTIES

Selling Properties the Wright Way



## Bluebell Cottage Norwich Road

Barham, Ipswich, IP6 0NU

**Guide price £415,000**



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## Description

A charming three bedroom home built to an exceptionally high standard with a beautiful handmade kitchen, stable side door, antique brass finishes, LVT flooring and feature panelling. A gravelled driveway provides off road parking and access to the south west facing garden. This property was built by the current owners in 2023 and benefits from 9 years remaining on the new homes warranty.

## Location

Barham is a village located approximately 6 miles from Ipswich and provides excellent access to A12/A14 commuter links, regular bus services and amenities. The neighbouring village of Claydon offers a wide range of amenities including a co op, one stop shop, bakery, hairdressers, travel shop, The Crown and Greyhound both public houses. Claydon also has a primary and secondary school along with a park and village hall.

## Entrance hall

Double glazed door to front, wall panelling, herringbone luxury vinyl tiling with under flooring heating and stair flight to first floor.

## Sitting room

15'07 x 9'09 (4.75m x 2.97m)

Double glazed window to front, double glazed bi-folds to rear, wall panelling and carpet flooring with underfloor heating.

## Kitchen/dining room

23'05 x 12'08 (7.14m x 3.86m)

Double glazed bay window to front with window

seat, double glazed stable door to side, double glazed window to rear, wall panelling, handmade kitchen with oak worktops above, inset butler sink, space for a rangemaster, integrated dishwasher, integrated fridge/freezer, utility cupboard housing the washing mashing and tumble dryer and herringbone luxury vinyl tiling with underfloor heating.

## Cloakroom

Low level wc, vanity unit with sink, under stair cupboard, wall panelling and herringbone luxury vinyl tiling with underfloor heating.

## First floor landing

Double glazed window to rear, carpet flooring and radiator.

## Bedroom one

12'08 x 9'10 (3.86m x 3.00m)

Double glazed window to rear, wall panelling, radiator and carpet flooring.

## Ensuite

Double glazed window to front, walk in shower with brass waterfall shower head, wash basin with feature brass stand, low level wc, vinyl flooring and heated towel rail.

## Bedroom two

12'08 x 9'10 (3.86m x 3.00m)

Double glazed window to front, radiator and carpet flooring.

## Bedroom three

12'08 x 8'08 (3.86m x 2.64m)

Double glazed window to rear, wall panelling, radiator and carpet flooring.

## Bathroom

Double glazed window to side, low level wc, panelled bath with shower attachment, vanity unit housing the sink, heated towel rail and vinyl flooring.

## Outside and gardens

To the front of the property is a gravelled driveway with off road parking for four vehicles. Side gates lead to a further shingled area where the current owners have a small table and describe this as a relaxing space and sun trap, it is also enclosed with a picket fence and makes an ideal space for dogs. The rear garden faces south west and enjoys a large patio laid with Indian sandstone tiles, a fresh lawn and a shed hidden behind feature fencing.

## Services

We understand mains gas, electric and water are connected to the property. The drainage is via a water treatment plant.

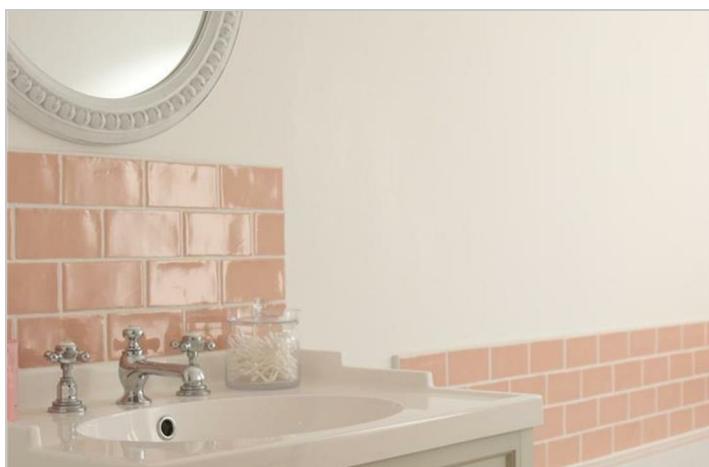
Council tax band: D

EPC rating: B

Tenure: Freehold

Agents note: Under section 21 of the estate agency

act we have a duty to inform potential buyers that the vendors are a relation of an employee of Charles Wright Properties.



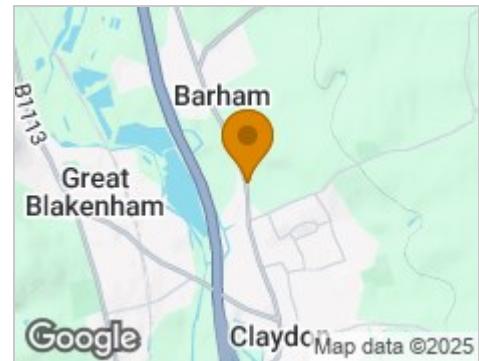
## Road Map



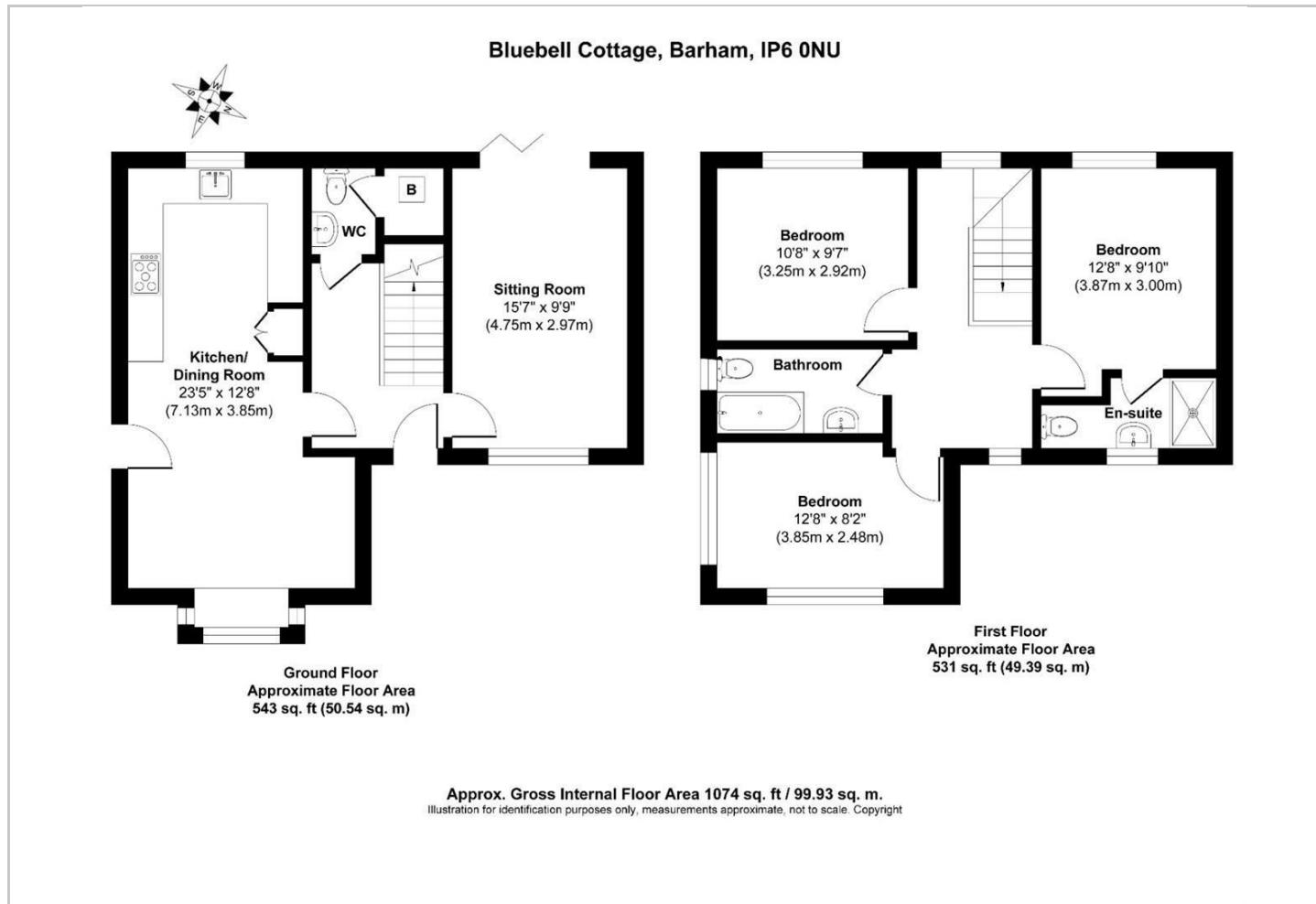
## Hybrid Map



## Terrain Map



## Floor Plan

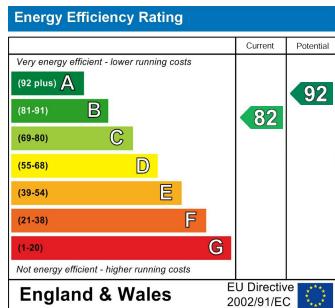


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: [cwp@charleswrightproperties.co.uk](mailto:cwp@charleswrightproperties.co.uk)