



## Mason Court, Barham, Ipswich, IP6 0TB

**Offers Over £350,000**

Having been significantly upgraded and enhanced this immaculately presented three bedroom detached house offers comfortable living space in the regions of 1036 sq ft. Further benefiting from en-suite facilities, detached garage and landscaped gardens.

- Significantly enhanced and upgraded
- Immaculately presented throughout
- Vendors found onwards
- En-suite facilities
- Detached garage
- Council Tax Band D
- Freehold
- Energy Efficiency Rating C.



## Property Description

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### Situation

Found in a small and tranquil close consisting of a handful of similar executive style houses, the property benefits from being within walking distance of amenities. Barham is a small but well established village lying to the west of Ipswich and having easy access to the A14. The village still retains an excellent range of local day to day amenities and facilities with supermarket, post office, pharmacy, public houses and schooling alongside retaining a strong and active local community.

### Description

The property comprises a substantial three bedroom detached house being of traditional brick and block cavity wall construction under a pitched tiled roof and with the benefit from replacement sealed unit upvc triple glazed windows and doors, (installed in 2013) whilst being heated by a modern gas fired central heating boiler via radiators. Within the last 10 years the property has been the subject of a significant refurbishment programme having been much extended and enhanced throughout with high quality fixtures and fittings.

### Externally

The property is set back within a small close having good off-road parking for 3 cars upon a tarmac driveway leading up to the single detached garage. The main gardens lie to the rear and are of a generous size with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining and with steps leading up onto the formal gardens having been thoughtfully planted and now well stocked and established.

The rooms are as follows:

**ENTRANCE HALL:** 9' 2" x 2' 10" (2.79m x 0.86m) Access via a replaced composite door to front, oak internal doors giving access to the wc and reception rooms. Stairs rising to first floor level. Tiled flooring.

**WC:** 5' 8" x 2' 8" (1.73m x 0.81m) With frosted window to the front aspect, replaced wc and wash hand basin in white, fully tiled and with heated towel rail to side.

**RECEPTION ROOM ONE:** 18' 0" x 11' 0" (5.49m x 3.35m) A bright and spacious double aspect room with window to front, upvc French doors giving access onto the rear gardens. Oak engineered flooring flowing through.

**RECEPTION ROOM TWO:** 8' 10" x 10' 2" (2.69m x 3.1m) With window to a southerly aspect allowing for plenty of natural light. Oak engineered flooring. Currently used as a formal dining room however lends itself for a number of different uses. Convenient access to the kitchen.

**KITCHEN:** 17' 8" x 10' 4" (5.38m x 3.15m) An impressive and high specification kitchen offering an extensive range of wall and floor unit cupboard space with wood effect roll top work surfaces. A feature being the Rangemaster to side with induction hob and extractor over, fitted dishwasher, water softener and space for white goods. Breakfast bar to side. Tiled flooring with underfloor electric heating (within kitchen extension). French doors to side giving access onto the rear gardens. Deep under stairs storage cupboard to side.

**FIRST FLOOR LEVEL: LANDING:** With window to rear overlooking the rear gardens. Replaced oak internal doors giving access through to the three bedrooms and bathroom. Built-in airing cupboard to side housing the boiler and hot water cylinder.

**BEDROOM ONE:** 11' 6" x 13' 4" (3.51m x 4.06m) A generous size principal bedroom with an excellent range of fitted storage units. Further having the luxury of en-suite facilities...

**EN-SUITE:** 5' 6" x 5' 11" (1.68m x 1.8m) With frosted window to front. A replaced suite with panel bath, electric shower over, wc and wash hand basin. Fully tiled.

**BEDROOM TWO:** 8' 9" x 11' 2" (2.67m x 3.4m) Another generous size bedroom found to the front of the property and with fitted storage units to side.

**BEDROOM THREE:** 8' 11" x 8' 2" (2.72m x 2.49m) Window to the rear aspect overlooking the rear gardens. Built-in storage cupboard to side.

**BATHROOM:** 6' 0" x 7' 0" (1.83m x 2.13m) A modern three piece suite in white with P shaped bath and shower over, wc, wash hand basin, heated towel rail and fully tiled.

#### SERVICES

Drainage - Mains

Heating type -Gas central heating

EPC rating - C

Council Tax Band - D

Tenure - Freehold

**OUR REF:** 8352



# Viewing Arrangements

Strictly by appointment

# Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

