



12a Black Barn Close, Lower Somersham  
Ipswich

Guide Price £275,000



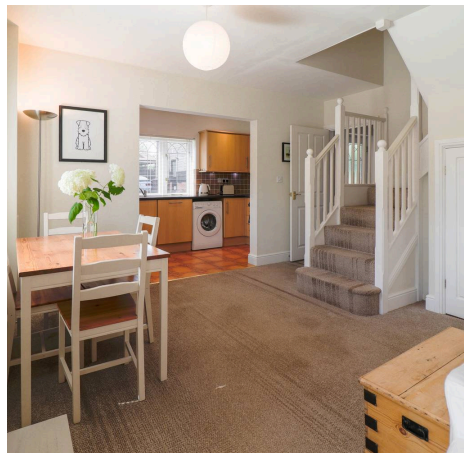
## 12a Black Barn Close

Lower Somersham, Ipswich

A very well presented two bedroom detached house with open plan kitchen/living/dining room, ground floor cloakroom, first floor bathroom and en-suite shower room. together with a pretty rear garden and off road parking for one vehicle. All located in the popular village of Lower Somersham.

As you enter the property, there is a hallway with doors to the open plan kitchen/living/dining room and cloakroom, which has a window to the rear and a white suite comprising a low level wc and pedestal wash basin with a tiled splashback and mirror above. The living/dining room area has a window to the side overlooking the garden and French doors overlooking and leading out to the same, attractive fireplace, staircase rising to the first floor, under stairs storage cupboard and large opening to the kitchen area, which has a window to the front and comprises a stainless steel sink unit inset into a range of worksurfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob and extractor above, integrated fridge/freezer, integrated dishwasher, space and plumbing for washing machine and a wall mounted gas fired combination boiler.

On the first floor, there is a landing with doors to the bedrooms and bathroom and access to the roof space.





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Bedroom 1 has a window to the front and a door to an en-suite shower room, which has a window to the front and a white suite comprising a low level wc, pedestal wash basin and a large shower enclosure. Bedroom 2 has a window to the side overlooking the garden, built-in storage cupboard and recessed area with a built-in double wardrobe and lighting. The bathroom has a window to the side, airing cupboard and a white suite comprising a low level wc, pedestal wash basin and a panelled bath.

Outside, to the front, there is an access gate leading to the garden, which lies to the side of the property and is laid mainly to lawn with attractive flower and shrub borders, a small tree, a patio seating area and summer house. All bounded by red brick walling. There is also a driveway providing off road parking for one vehicle within the garden, which is accessed via double gates to the side of the property. You could also park a further vehicle in front of the gates.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

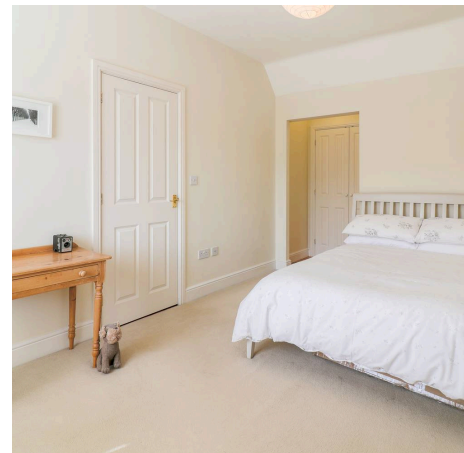
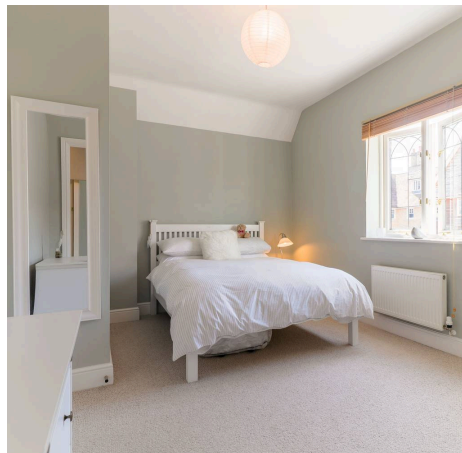
EPC Environmental Impact Rating: D

**FROST**  
& PARTNERS

Ground Floor



First Floor



# FROST

& P A R T N E R S

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 OnTheMarket

**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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