



Middleways | 12a Black Barn Close | Somersham | IP8 4PX

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PROPERTIES

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Middleways, 12a Black Barn Close, Lower Somersham, Suffolk, IP8 4PX

“A beautifully presented two-bedroom detached property offering light & airy open-plan living with attractive enclosed garden & off-road parking.”

Description

A stylishly presented two-bedroom detached property situated in a delightful cul-de-sac position within this popular Suffolk village.

The accommodation comprises: entrance hall, cloakroom, sitting room/dining area, kitchen, first floor landing, two double bedrooms, en-suite to master bedroom and family bathroom.

Middleways is superbly presented throughout and offers light and airy open-plan living to the ground floor. The property further benefits from gas fired central heating, sealed unit double glazed, two double bedrooms, fitted wardrobes and feature open fireplace to the sitting room.

Outside to the side of the property double gates allow access into the garden and driveway, which provides off-road parking. The garden is enclosed by an attractive brick wall and is mainly laid to lawn with neatly planted flower and shrub borders.

About the Area

The semi-rural village of Somersham is surrounded by farmland and offers facilities including community run village shop, garage, primary school, pub/restaurant, hairdressers, two churches, village hall, large village playing field and bus route into Ipswich. The county town of Ipswich is approximately five miles away offering a much wider range of facilities including a mainline railway link to London Liverpool Street. The A14 trunk road is only three miles distant and gives access to the north and south, also access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

The accommodation comprises:

Part-glazed front door to:

Entrance Hall

Radiator and doors to:

Cloakroom

Comprising low-level flushing w.c, pedestal hand wash basin, radiator, extractor fan, frosted window to rear elevation and wood-effect flooring.

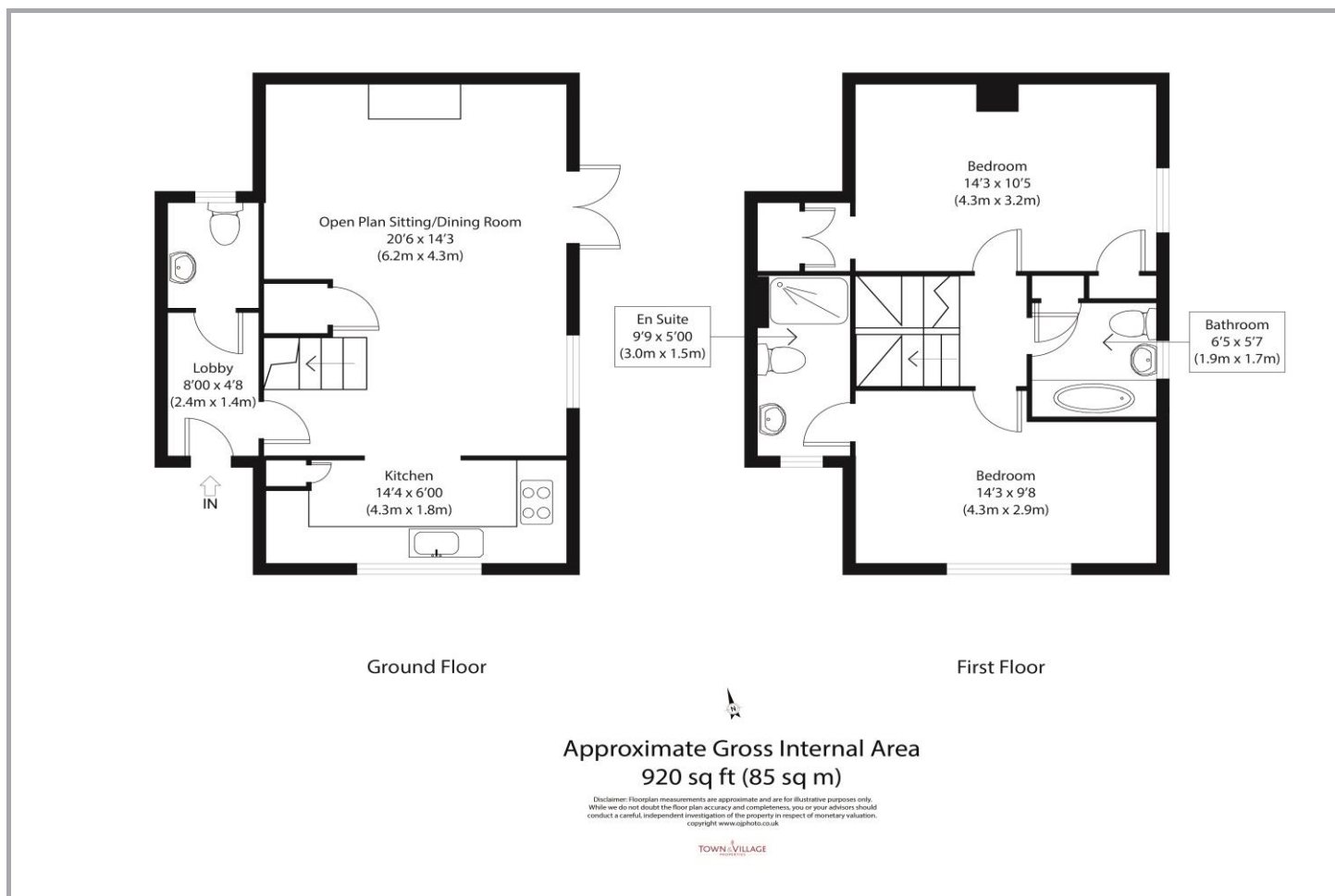
Sitting Room/Dining Room Approx 20'6 x 14'3 (6.2m x 4.3m)

Window to side elevation, French doors to garden, two radiators, feature open fireplace, stairs to first floor, under stair storage cupboard and arch to:

Kitchen Approx 14'4 x 6' (4.3m x 1.8m)

Comprising stainless steel single drainer sink unit with mixer tap over, work surfaces with base cupboards and drawers under, integrated dishwasher (not working), space for washing machine, integrated fridge/freezer, built-in Stoves four ring gas





hob with Hoover electric oven under, extractor fan over, tiled splash backs, wall-mounted Potterton gas combi boiler, tiled flooring, ceiling down-lighters, window to front elevation and radiator.

First Floor Part-Galleried Landing

Radiator and doors to:

Bedroom Approx 14'3 x 10'5 (4.3m x 3.2m)

Window to rear elevation, radiator, built-in wardrobe cupboard and arch to:

Dressing Area

Wood-effect flooring and built-in wardrobes.

Family Bathroom

Fitted with panel bath with mixer tap and separate hand-held shower attachment, pedestal hand wash basin, low-level flushing w.c, heated towel ladder, frosted window to side elevation, wood-effect flooring, extractor fan, part-tiled walls and ceiling down-lighters.

Master Bedroom Approx 14'3 x 9'8 (4.3m x 2.9m)

Window to front elevation, radiator and door to:

En-Suite Shower Room

Comprising fully tiled shower cubicle, low-level flushing w.c, pedestal hand wash basin, radiator, frosted window to front elevation, wood-effect flooring, ceiling down-lighters and extractor fan.

Outside

To the left side of the property a shared driveway provides access to the side of the property, where double gates allow access into the garden and off-road parking.

The garden is located to the side of the property and is mainly laid to lawn with attractive flower and shrub borders and enclosed by a brick wall. Within the garden is an outside tap, outside courtesy lighting, a small timber shed and pedestrian gate allowing access out to the front.





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Energy performance certificate (EPC)

12a, Black Barn Close
Lower Somersham
IP39 6GH
IP6 4PX

Energy rating

C

Valid until: 2 June 2024

Certificate number: 0724-2832-7062-9904-0941

Property type

Detached house

Total floor area

83 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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