



13 Woolner Close, Barham

Minors & Brady



13 Woolner Close

Barham, Ipswich

Set within a peaceful cul-de-sac in the sought-after village of Barham, this extended detached home offers the space, versatility and modern efficiencies that today's families are looking for. Beautifully arranged for both everyday living and entertaining, the property provides over 1,300 sqft of adaptable accommodation, complemented by a sunny south-facing garden, owned solar panels and EV charging. From the generous living spaces to the four well-proportioned bedrooms and excellent outdoor setting, this is a home designed to evolve with family life while enjoying the charm and community spirit of a popular Suffolk village.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

The solar panels that are owned outright by the current owners, generating an income.

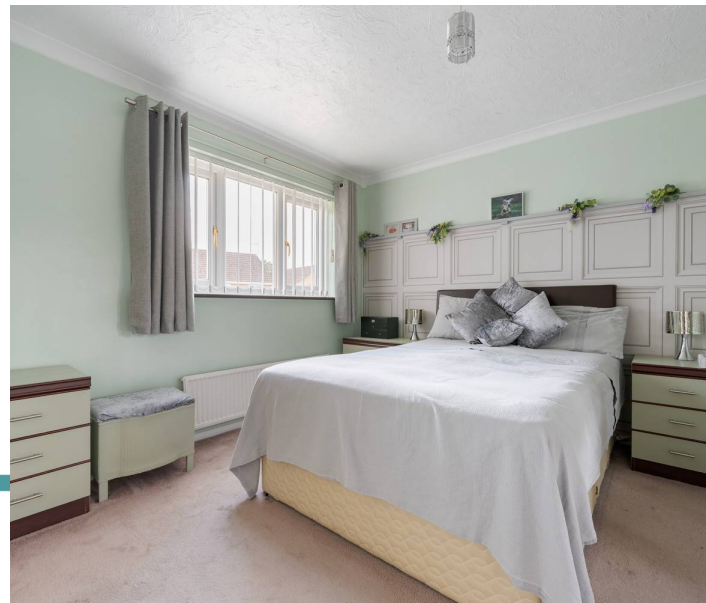




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- Motivated vendors!
- Positioned down a quiet cul-de-sac in the popular village of Barham, this detached residence is perfect for family living
- Offers over 1,300sqft of spacious and flexible living accommodation that can easily adapt to your own lifestyle preferences and interior style
- Strong kerb appeal with a brick-weave driveway providing off-road parking, an integral garage/workshop and a lawn front garden
- Energy-efficient features including solar panels that are owned outright and an EV car charging point
- 28ft living room that is suitable for everyday living and entertaining, with sliding doors that open out to the garden
- Open-plan kitchen/dining room that also benefits from sliding doors, fitted with cabinetry, an integrated oven and areas for your own appliances
- Four lovely-sized bedrooms, including a principal bedroom with a private en-suite shower room
- Family bathroom comprising of a modern four-piece suite, including a corner bathtub, a hand wash basin, a bidet and a toilet
- A private, south-facing garden featuring a patio for outdoor seating, a laid to lawn, planted beds and a timber storage shed



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The Location

Wooler Close enjoys a desirable position within the popular Suffolk village of Barham, a well-regarded community that combines the charm of rural living with excellent access to nearby towns and amenities. Situated just a short distance from Ipswich, the village is particularly popular with families, professionals, and retirees seeking a peaceful setting without sacrificing convenience.

Barham benefits from a strong sense of community and offers a range of everyday amenities close at hand, while the surrounding villages provide an excellent selection of shops, schools, leisure facilities, and services. The area is well known for its attractive countryside, with a variety of walking routes, country lanes, and open green spaces to enjoy throughout the year.

For those needing to travel, the village is well placed for access to Ipswich, the A14, and the wider Suffolk region, making it an ideal location for commuters. Residents can also enjoy easy access to Suffolk's charming market towns, picturesque countryside, and beautiful coastline.

Combining the tranquillity of village life with excellent connectivity and local convenience, Barham remains a highly sought-after residential location. With its appealing surroundings, welcoming community, and excellent access to both town and countryside, Wooler Close provides an ideal setting from which to enjoy the very best of Suffolk living.



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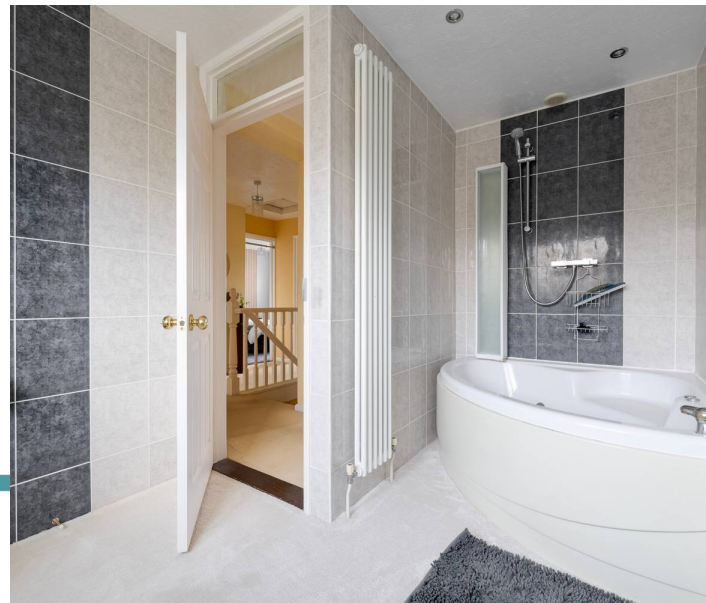
Woolner Close

Positioned within a quiet cul-de-sac in the highly regarded village of Barham, this extended detached residence offers an enviable setting for modern family life. With over 1,300 sqft of flexible accommodation, excellent energy-efficient features and a private south-facing garden, the property presents an opportunity to enjoy village living without compromising on space or practicality.

The attractive frontage creates an immediate sense of arrival, with a brick-weave driveway providing off-road parking alongside an integral garage and workshop, ideal for storage, hobbies or workspace requirements. A lawned front garden and outdoor spot lighting add to the property's well-kept appearance.

A welcoming entrance hall introduces the home, offering useful storage and access to a convenient ground floor cloakroom. The accommodation has been designed with day-to-day living in mind, providing a layout that is both spacious and adaptable.

The impressive living room is a particularly appealing feature, providing an abundance of space for family gatherings, entertaining friends or simply unwinding at the end of the day. Sliding doors frame views of the garden and allow natural light to pour into the room, creating an inviting atmosphere throughout the seasons.



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At the heart of the home, the open-plan kitchen and dining room offers a sociable environment where family life naturally unfolds. Fitted cabinetry provides ample storage, along with an integrated oven. There is designated space for additional appliances, allowing buyers to tailor the kitchen to their own preferences. The dining area enjoys direct access to the garden through sliding doors, making summer dining and hosting effortless.

The first floor offers four generously proportioned bedrooms, each providing flexibility for growing families, guest accommodation or home working. The principal bedroom benefits from its own en-suite shower room, complete with a power shower that is included within the sale, offering a practical touch of everyday comfort.

Serving the remaining bedrooms is a family bathroom fitted with a modern four-piece suite comprising a corner bath, hand wash basin, bidet and WC, providing plenty of space for busy households.

Outside, the south-facing rear garden offers a wonderful extension of the living accommodation. A patio creates the perfect setting for outdoor dining and entertaining, while the lawn is bordered by well-stocked planted beds that bring colour and interest throughout the year. A timber storage shed is also included, providing valuable additional storage.

Practicality is further enhanced by owned solar panels and an EV charging point, helping to support a more energy-conscious lifestyle.

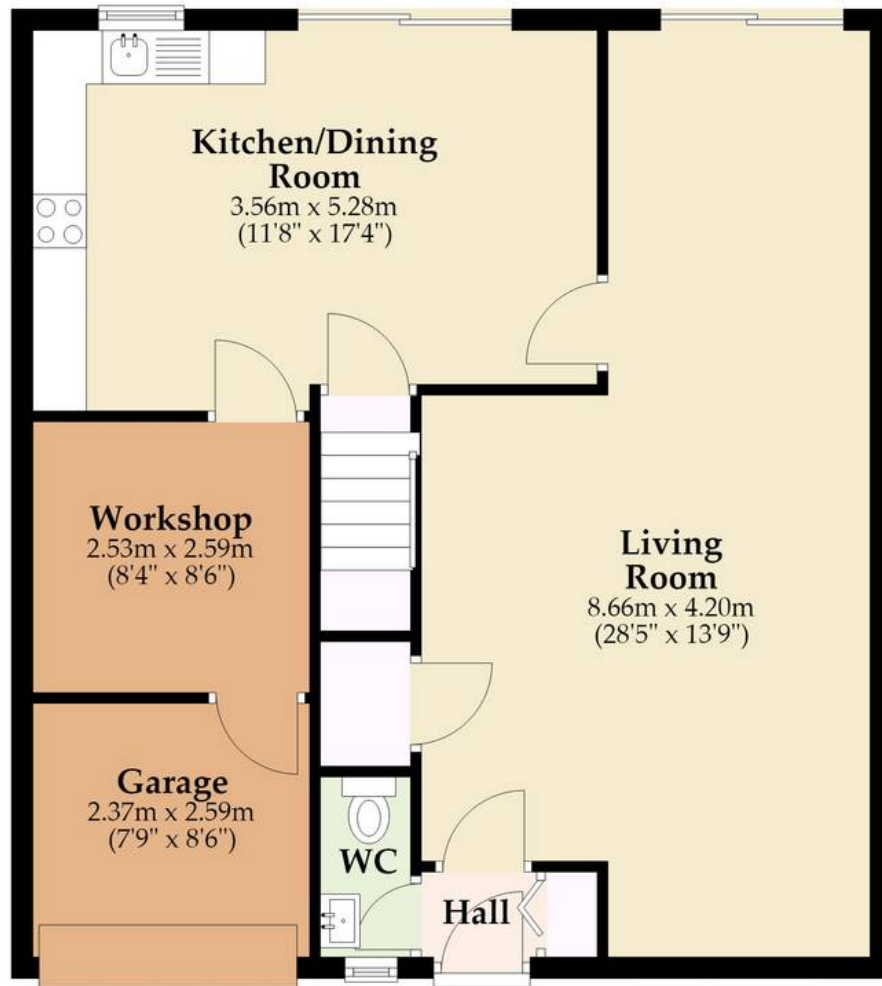
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	85
England, Scotland & Wales		

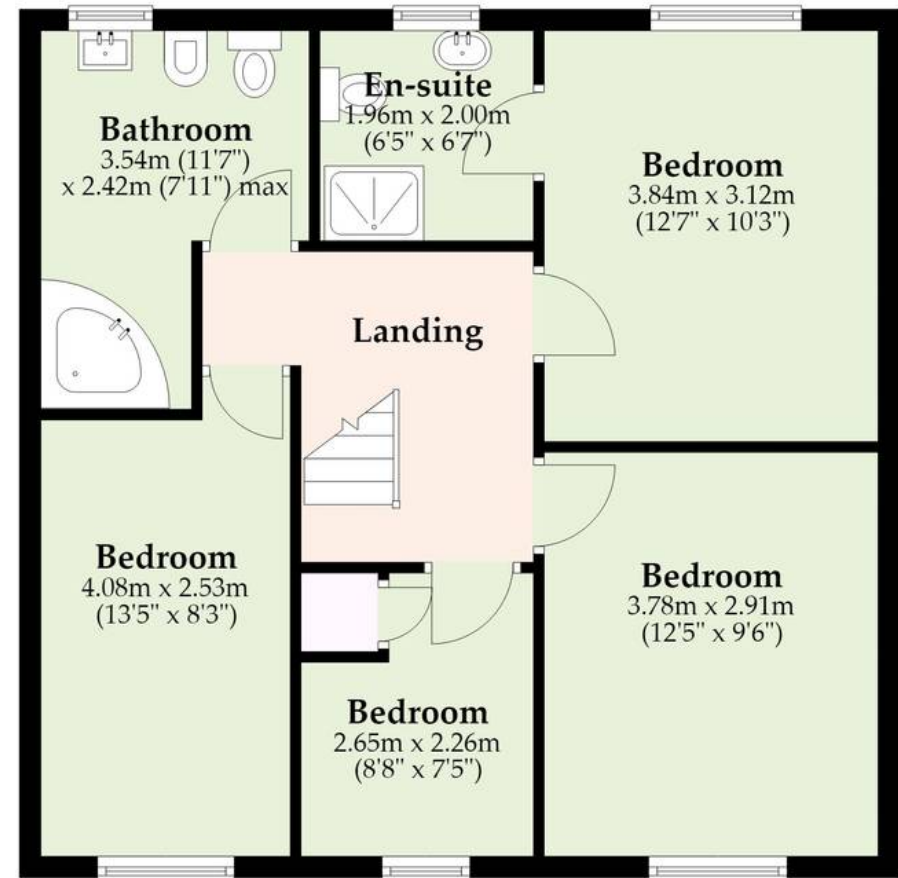
Ground Floor

Approx. 68.1 sq. metres (733.3 sq. feet)



First Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 128.5 sq. metres (1383.5 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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Branch Manager



Meet *Theo*
Property Consultant



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Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere St, Diss, IP22 4AG

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