



Lawsons
ESTATE AGENTS

6 Portal Close, Barnham
In Excess of **£225,000**

6 Portal Close

Barnham, IP24 2NP

This charming Mid-Terraced house, situated in a semi rural location within the Suffolk school catchment area, boasts three bedrooms and offers a blend of comfort and convenience. The property features a spacious lounge / diner, a modern family bathroom, two utility rooms, and easy access to the A134 / A11 / A14, perfect for busy lifestyles while the enclosed front garden and the south-east facing enclosed rear garden provide a tranquil oasis, ideal for relaxation. With plenty of storage throughout, don't miss this opportunity - CALL NOW TO VIEW and secure your dream home!

Council Tax band: B

Tenure: Freehold

Entrance Hallway

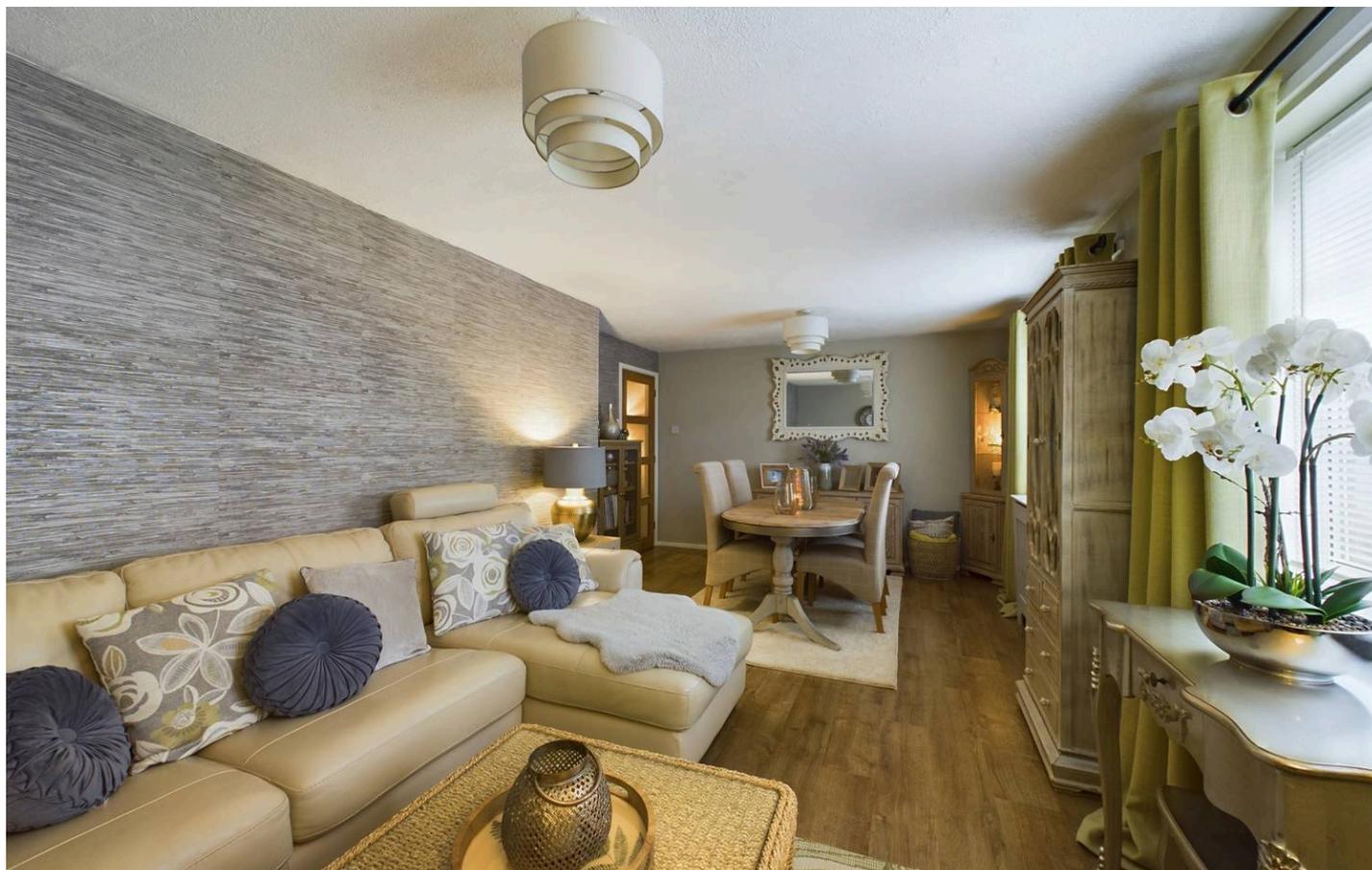
5' 11" x 6' 8" (1.81m x 2.04m)

Window to front, feature electric fireplace with surround, hard wired Nest smoke detector, doors to kitchen and lounge / diner, with carpet flooring, and stairs to first floor landing.

Kitchen

7' 4" x 8' 7" (2.23m x 2.62m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splash backs, space for freestanding cooker with cooker hood over, fridge, and dishwasher, with doors to utility room, pantry style storage cupboard, and two further storage cupboards, with electric radiator, and tile effect vinyl flooring.





Utility Room

5' 3" x 4' 6" (1.59m x 1.37m)

Space for washing machine and tumble dryer, with carpet tile flooring, and doors to further utility area, and front.

Utility Room 2

12' 9" x 4' 7" (3.89m x 1.39m)

Space for freestanding fridge / freezer and further under counter appliance, mains sockets with integrated USB A ports, lighting connected, electric wall heater, and door to rear garden.

Lounge / Diner

10' 4" x 19' 8" (3.16m x 6.00m)

Two windows to rear, two electric radiators, with wood effect flooring.

First Floor Landing

5' 11" x 9' 0" (1.80m x 2.75m)

Window to front, doors to all bedrooms, family bathroom, and separate W/C, with carpet flooring, and hard wired Nest smoke detector.

Bedroom 1

12' 0" x 14' 6" (3.67m x 4.41m)

Window to rear, built-in wardrobe and storage cupboard housing the hot water cylinder, with electric radiator, fan ceiling light, and wood effect flooring.

Bedroom 2

9' 0" x 11' 5" (2.75m x 3.49m)

Window to rear, built-in wardrobe, with electric radiator, and carpet flooring.

Bedroom 3

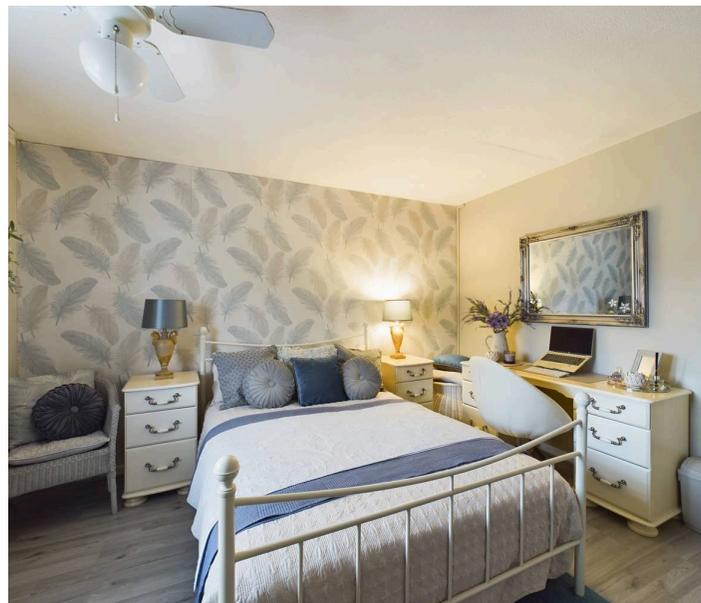
5' 10" x 8' 7" (1.77m x 2.61m)

Window to front, built-in wardrobe, with electric radiator, and wood effect flooring.

Bathroom

5' 10" x 6' 8" (1.79m x 2.02m)

Frosted window to front, bath with individual taps and separate electric shower over, wash basin with individual taps over, partial wall tiling, heated towel rail, with tile effect vinyl flooring, and access to loft via ceiling hatch.



W/C

3' 4" x 4' 6" (1.01m x 1.37m)

Frosted window to front, modern two-in-one combination low level W/C & wash basin with mixer tap over, with tile effect vinyl flooring.

Front Garden

Mainly laid to lawn, with shingle borders, pathway leading to the front door, additional door to utility room, wooden bin store, wide entrance gate, and low level fencing to all sides.

Rear Garden

Enclosed south-east facing rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, benefiting from full afternoon / evening sun.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,700.48 per annum for 2025/26. There is an annual service charge for maintaining the communal green areas. The cost for this is approximately £306.60 Per Annum.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawson's Estate Agents

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