

Bullen Lane, Ipswich,
£475,000

3 1 2

GRACE ESTATE AGENTS are delighted to present this three bedroom detached bungalow in the desirable Bramford village location.

Situated at the end of a quiet lane in the highly desirable and rarely available location of Bramford Village, this well-presented three bedroom detached bungalow offers spacious and versatile accommodation, excellent outdoor space and a range of useful outbuildings.

Upon entering, the property offers a spacious lounge, providing a comfortable and welcoming reception space, alongside a separate dining room ideal for entertaining or family meals. The property also benefits from a newly fitted Shaker-style kitchen, combining a classic design with practical modern living.

There are three spacious bedrooms, providing excellent flexibility for families, guests or those looking for additional home-working space. A bright and useful sun room offers further living space and provides access to the WC.

Outside, the property continues to impress with a beautifully landscaped rear garden, offering a pleasant and private space to relax and enjoy the outdoors. The garden also features a timber-framed outbuilding with power, providing excellent potential for use as a workshop, hobby room, home office or additional storage.

To the side, there is a detached single garage together with ample off-road parking, making this an ideal home for those with multiple vehicles or visiting guests.

Bramford Village is well placed for a range of local amenities, with good local schools, convenient transport links and easy access to shops and everyday facilities. The peaceful setting at the end of a quiet lane, combined with the property's generous accommodation and attractive outdoor space, makes this a particularly appealing and rarely available opportunity.

Early viewing is highly recommended to fully appreciate the accommodation, setting and potential this detached bungalow has to offer.

Entrance Hall
Radiator, access to the lounge, all bedrooms, bathroom, kitchen and two storage cupboards.

Lounge
17'9" x 11'11" (5.43 x 3.64)
Double glazed window to the front aspect, radiator, electric log burner placed on a tiled hearth and access to the dining room.

























Dining Room
13'3" x 7'5" (4.04 x 2.27)
Double glazed windows to front and side aspect. Radiator and access to the lounge and kitchen.

Kitchen
14'2" x 12'2" (4.33 x 3.71)
Double glazed windows to side and arear aspect. Matching eye level and base units with worktops over. Space for American fridge freezer, dual range cooker, washer dryer and slim line dishwasher. Bowl and a half sink with side drainer and mixer tap. Wood style flooring, tiled splash back, access to the sun room, pantry and dining room.

Bathroom
Panelled bath with a hand held shower, heated towel rail hand wash basin with storage below, low level WC, walk in shower with rainfall shower head and shower on a riser rail.

Bedroom One
13'5" x 12'11" (4.11 x 3.96)
Radiator and double glazed windows to rear and side aspect.

Bedroom Two
13'0" x 11'11" (3.97 x 3.65)
Radiator and double glazed window to side aspect.

Bedroom Three
12'0" x 9'11" (3.68 x 3.04)
Radiator and double glazed window to front aspect.

Sun Room
10'9" x 11'7" (3.29 x 3.55)
Tiled flooring, double glazed windows to side aspect, double glazed French doors to rear aspect.

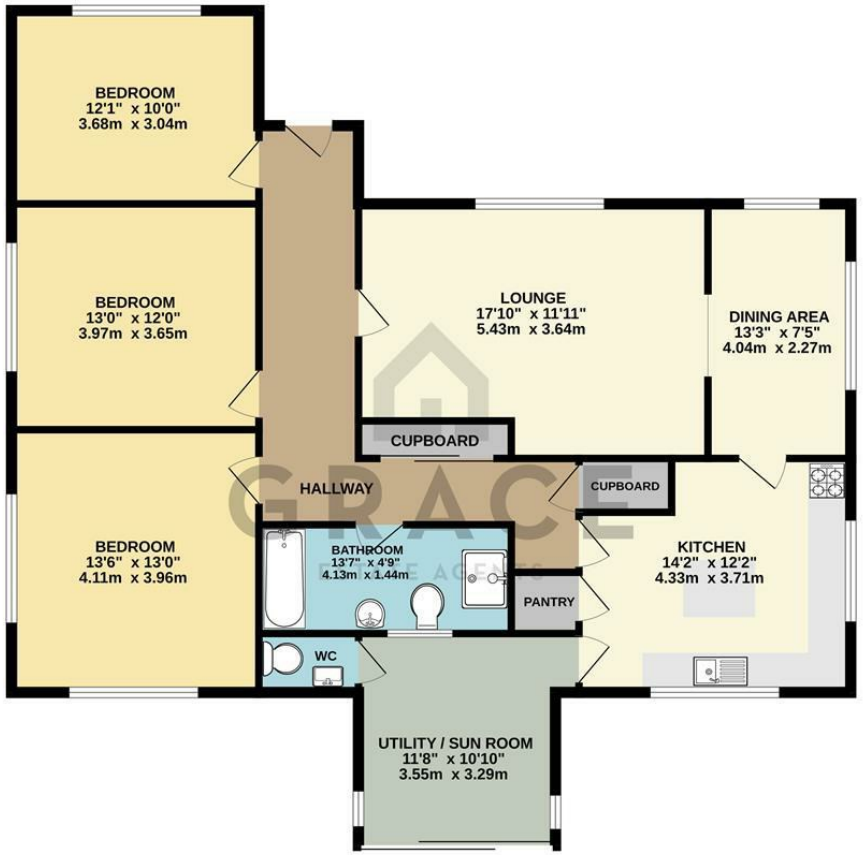
Cloakroom
5'10" x 2'10" (1.78 x 0.87)
Tiled flooring and splash back. Vanity hand wash basin, low level WC and double glazed window to rear aspect.

Outside
The front garden has been predominantly laid to gravel, creating a particularly generous area for off-road parking, with ample space for several vehicles. To the side is a detached single garage, while the additional shingle area provides further useful outdoor space.

Rear garden of the property offers a generous and established garden, with a broad lawn providing plenty of space for outdoor activities, gardening and entertaining. A large paved patio area immediately adjoining the property creates an ideal setting for alfresco dining and relaxing.

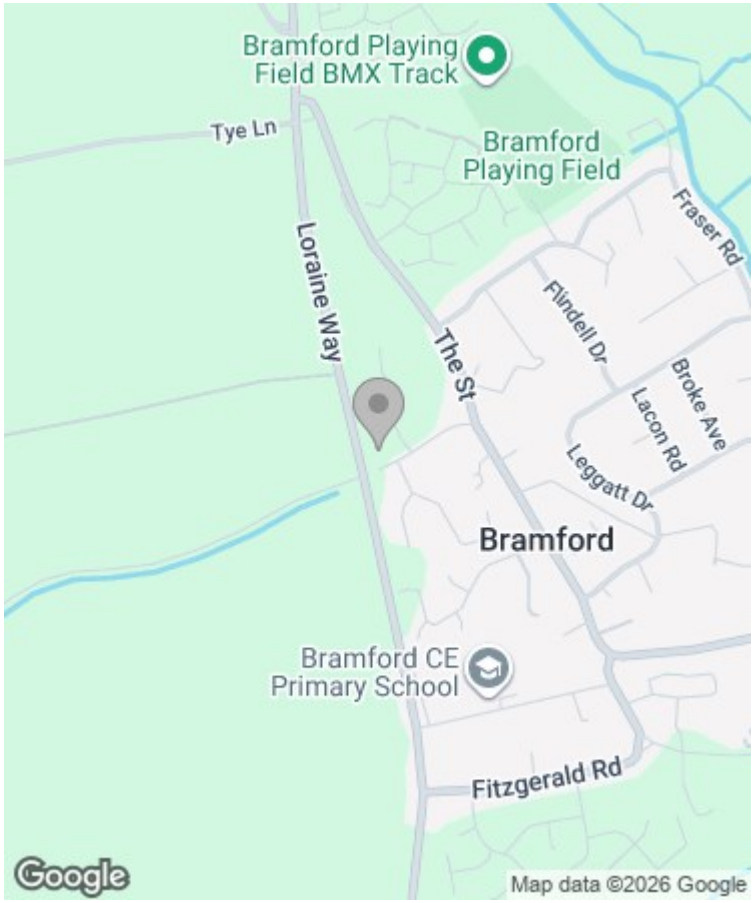
EPC
Please ask the marketing agent for EPC details.

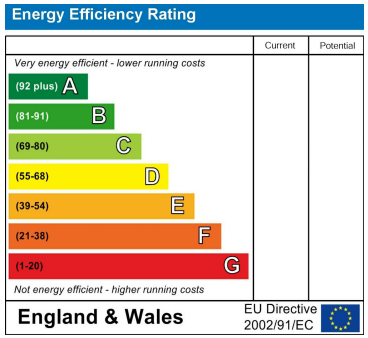
GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.

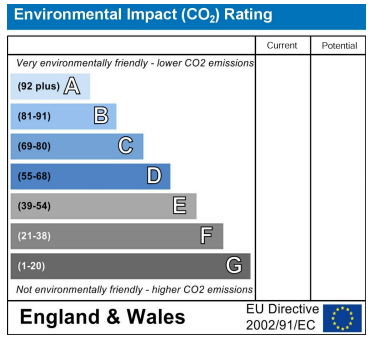


TOTAL FLOOR AREA : 1362 sq.ft. (126.6 sq.m.) approx.

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.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

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