

Connells

Paper Mill Lane
Bramford Ipswich

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Bramford Ipswich IP8 4BS

for sale offers in excess of
£325,000







Property Description

This spacious and well presented four-bedroom detached family home offers an excellent balance of generous living accommodation, versatile space and a highly desirable village setting. The property enjoys a welcoming entrance hall leading to a bright and comfortable lounge, ideal for both everyday family living and entertaining. The well-equipped kitchen/dining area provides the heart of the home, complemented by additional practical space and four well-proportioned bedrooms, making it perfectly suited to growing families. Outside, the property benefits from ample off-road parking, a garage and an enclosed rear garden offering the ideal space for outdoor dining and relaxation.

Bramford is one of Suffolk's most popular villages, located approximately three miles west of Ipswich and offering the perfect combination of village charm and modern convenience. The village benefits from a highly regarded primary school, local shops, café, public house, sports and leisure facilities, churches and a strong community atmosphere. Residents can also enjoy picturesque walks along the River Gipping and surrounding countryside, whilst Bramford Meadows and a variety of outdoor recreational spaces are close by.

For commuters, the property is exceptionally well positioned with excellent access to the A14 trunk road, providing convenient links towards Bury St Edmunds, Cambridge, Felixstowe and beyond. Ipswich town centre is only a short drive away.

Entrance Porch

Double glazed entrance door to the front, leading into a welcoming porch with tiled flooring, useful storage cupboard and a charming wood-clad single glazed door opening into the entrance hall.

Entrance Hall

Spacious entrance hall with radiator, wood effect flooring and doors providing access to the principal reception rooms and accommodation.

Lounge

A bright and comfortable living room featuring a gas fireplace with exposed brick surround and stone hearth, radiators, carpeting, wall lighting and double glazed windows to the front and side aspects. Double glazed sliding doors lead seamlessly through to the conservatory.

Conservatory

A wonderful addition to the home, offering tiled flooring and double glazed French doors opening onto the rear garden.

Kitchen/Diner

Well-appointed with a range of matching navy and cream shaker-style wall and base units complemented by tiled splashbacks. Features include a four-ring gas hob, two NEFF ovens, wine cooler, ceramic one-and-a-half bowl sink with mixer tap and drainer, space for a fridge/freezer and tiled flooring. Double glazed windows to the front and rear aspects provide ample natural light, while a double glazed door offers side access.

Utility Room/Cloakroom

Practical utility space with worktop area, plumbing and space for a washing machine and tumble dryer, tiled splashbacks and a wall-mounted boiler which is regularly serviced. Also

comprising a low-level WC, wash hand basin with mixer tap and a double glazed window to the side aspect.

Landing

Spacious landing with carpeted flooring, spotlights, airing cupboard housing the hot water tank, additional storage cupboard and loft access. The loft is insulated and benefits from a fitted ladder and lighting.

Bedroom One

Generous double bedroom with a double glazed window to the front aspect, radiator, carpeted flooring and ample space for a king-size bed.

Bedroom Two

Double bedroom enjoying double glazed windows to the front and side aspects, radiator, carpeted flooring and attractive views across neighbouring fields.

Bedroom Three

Double glazed window to the rear aspect, radiator, carpeted flooring and pendant lighting.

Bedroom Four

Double glazed window to the front aspect enjoying field views, radiator, carpeted flooring and pendant lighting.

Bathroom

Fitted with a four-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, separate electric shower, wash hand basin with mixer tap and splashback, low-level w/c and heated towel rail. Finished with laminate flooring.

Outside

To the front, the property benefits from a block-paved parking bay adjacent to the garage, with additional parking available in front of the garage.

Garage

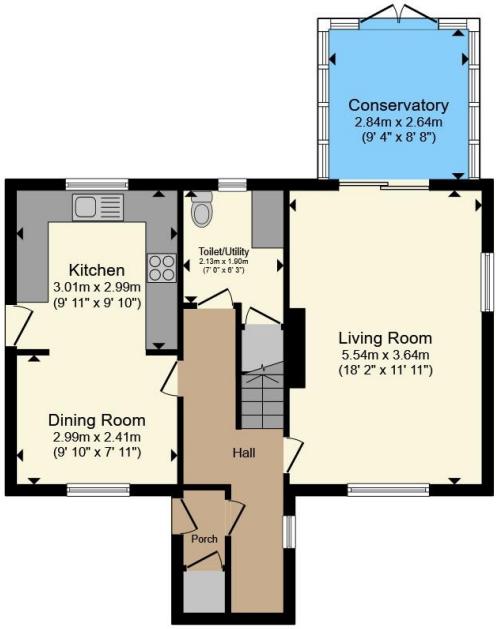
The garage has a up-and-over door, electric and a side-facing window, providing useful storage or parking space.

Rear Garden

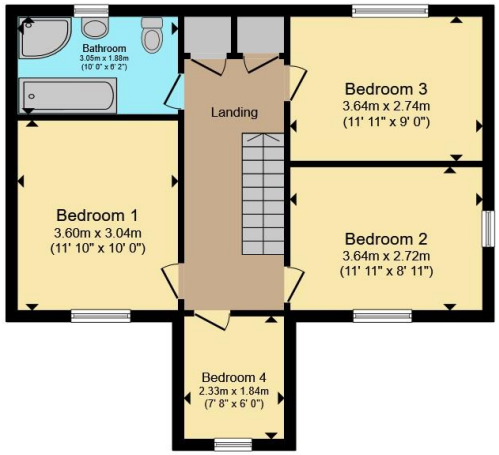
The rear garden enjoys side access and features an outside tap, greenhouse and a pathway leading to the rear of the garden, creating an ideal outdoor space to enjoy and maintain.



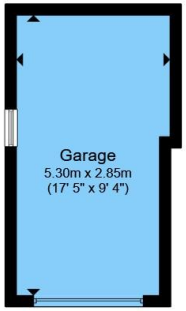




Ground Floor



First Floor



Garage

Total floor area 129.7 m² (1,396 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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6 Princes Street
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EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/ICH313500

Tenure: Freehold

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