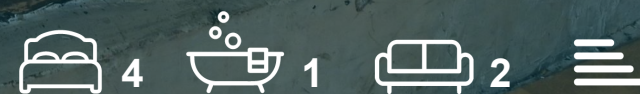




Rock Estates



The Street, Bramford
Bramford Ipswich IP8 4DX
Guide price £425,000



The Street, Bramford, IP8 4DX

This delightful, unlisted period cottage, believed to date back to the 1600s, is full of character and traditional charm. Originally two separate cottages, the property has been thoughtfully reconfigured into a four-bedroom home, blending historic features with modern comfort. Inside, you'll find an abundance of exposed timbers and brickwork, a stunning inglenook fireplace with a raised log burner makes for a cosy living space. The generously sized plain English kitchen benefits from a Rangemaster Cooker and a range of integrated cupboards and storage spaces. The open plan dining area is adorned with exposed beams and is the perfect spot for family meals. Whilst to the first floor there are four bedrooms, with three offering built in storage space. The first floor is completed with a family bathroom with freestanding roll top bath.

Outside, the enclosed rear garden is a peaceful retreat, complete with a decked area ideal for outdoor relaxation and dining. Additional benefits include a brick outhouse currently used as a handy utility room. A second outbuilding has power and electric and is currently used as a home office. The property also benefits from a single garage located en-block opposite the property on Ravens Lane.

The popular village of Bramford is a charming, well-connected village located just a short drive from Ipswich and near the village of Sroughton, offering a variety of shops and amenities. The property is only 10 minutes by car from Ipswich Railway Station, which provides regular services to London Liverpool Street. Both primary and secondary schools are available locally, making this an ideal location for families.

This is a truly enchanting home, offering the best of both traditional charm and modern living - viewing is highly recommended!





Entrance Hall

Wooden entrance door. Laminate flooring. Exposed beams. Opening to:

Dining Room

Exposed brick work and beams. Radiator. Opening to:

Living Room

Dual aspect windows to both the front and rear. Inglenook fireplace with inset log burner. Exposed beams. Two radiators.

Inner hall

Window to side over looking the rear garden. Under stairs cupboards. Access to:

Kitchen

Dual aspect windows to rear and side. Stable door opening to rear garden. Plain English fitted kitchen with a range of base fitted units and drawers with oak work surface. Matching island. Inset ceramic butler style sink with mixer tap over. Rangemaster cooker with 6 ring gas hob. Space for fridge/freezer. Integrated slimline dishwasher. Plumbing for washing machine. Tiled floor. Inset pantry style cupboard. Spotlights. Exposed brick work and beams. Stairs to first floor.

Landing

Built in cupboard over stairs used for storage. Built in airing cupboard housing wall mounted gas boiler. Loft hatch. Exposed beams. Radiator. Door to:

Bedroom One

Window to front. Built in cupboard and fitted wardrobe. Fireplace with tiled hearth. Exposed beams. Two radiators.

Bedroom Two

Window to rear. Built in storage cupboards. Eaves storage. Exposed beams. Open fireplace with tiled hearth. Radiator.

Bedroom Three

Window to front. Built in cupboard. Exposed brick work and beams. Fireplace with tiled hearth and brick exposed chimney breast. Radiator.

Bedroom Four / Office

Window to front. Exposed beams. Radiator.

Bathroom

Window to rear. Free standing roll top bath with chrome bath fixtures including shower attachment. Vanity unit with inset basin and mixer tap over. Low level W.C. Decorative panelling. Vinyl tile flooring. Exposed beams. Spotlights. Extractor fan. Chrome heated towel rail.

Rear Garden

The private rear garden is fully enclosed with a combination of wooden fencing and brick walls, with a gate to the side. The garden has a nicely presented decking area perfect for alfresco dining and entertaining. Offering a variety of mature plants and shrubs the garden is a private oasis to enjoy the outdoors. There are a number of outbuildings both of which benefit from power and light. There is an insulated, timber built space that is currently used as a home office space but could also be used for external storage. The brick built building is currently used as a utility space with washing machine and tumble dryer.



Floor Plan



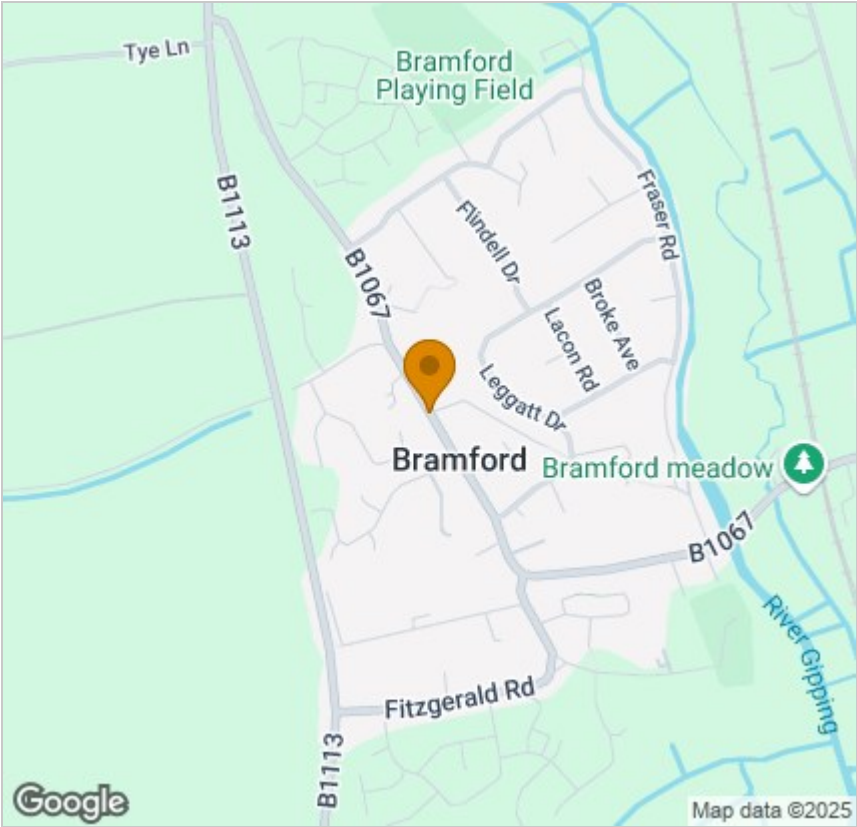
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

