



Hibbard Road, Ipswich,
£520,000



A stunning contemporary detached four bedroom bungalow, situated down a private road in the desirable village of Bramford.

- **Detached Bungalow**
- **Four Double Bedrooms**
 - **Built in 2020**
- **Contemporary Design**
- **En-suite to Master Bedroom**
 - **Large Driveway**
 - **Village Location**
 - **1,528 sqft / 0.14 acres**
- **Bi-Fold Doors to Rear Garden**
 - **Outdoor Office**

The Property:

Eastleigh is a beautifully designed, four bedroom detached bungalow built in 2020. The property spans 1,528 sqft and sits on 0.14 acres of land. Built to a high specification, this contemporary bungalow provides open plan living and privacy due to its' location down a private track in Bramford Village.

Comprising of four double bedrooms, open lounge/dining area with bi-fold doors to the rear garden, utility, cloakroom and family bathroom. Each room provides copious amounts of natural daylight and boasts modern living for families.

With underfloor heating throughout, LED lighting in living spaces and wooden flooring in entrance hall, kitchen, lounge, utility & cloakroom.

Council Tax Band : E
Mid Suffolk





Location:

The property occupies a desirable position within the sought after village of Bramford. Bramford offers local shops, post office, a public house, pharmacy and primary schooling. The county town of Ipswich is approximately three miles distance offering a wide range of shopping and recreational facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and onto the Midlands.

Entrance Hall:

21'8 x 9'8 reducing 5'8 min (6.60m x 2.95m reducing 1.73m min)
Spacious entrance hall: Access to loft space, recessed lighting, double glazed window to side elevation, cloaks cupboard, utilities cupboard, digital panel for underfloor heating and wooden flooring.





Kitchen/Diner:

14'9 x 13'5 (4.50m x 4.09m)

Recessed ceiling lighting and lower level lighting, double glazed window to side elevation, one and a quarter bowl inset sink unit, with cupboards under, and large range of elegant gloss fronted cupboard drawers and units with adjacent work surfaces, wall mounted matching units, inset wine cooler and storage, alcove for American style fridge/freezer, tall standing storage unit, pull out tiered larder, integrated dishwasher, stainless steel filter hood over range cooker area (range-cooker not included), inset combination microwave to tall standing storage unit. Wooden flooring.

Utility:

12'4 x 6'6 (3.76m x 1.98m)

Recessed lighting, double glazed window to front elevation, double glazed door to side elevation, single drainer sink unit inset to work top with cupboards under, floor standing cupboards complimenting the kitchen units, adjacent work tops two tall standing storage units, plumbing for washing machine, digital control panel for underfloor heating and wooden flooring.



Living Room:

16'8 x 13'8 (5.08m x 4.17m)

Bi-fold doors open up this fantastic living space and leads out onto the decked terrace. Flowing through from the kitchen area, the living room provides a good social space and boasts natural daylight and consists of:- recessed lighting, double glazed window to side elevation, digital panel for under floor heating and wooden flooring.

Cloakroom:

6'0 x 3'2 (1.83m x 0.97m)

Recessed lighting, extractor fan, low level WC, wash hand basin with mixer tap, half tiled walls and wooden flooring.

Master Bedroom:

16'1 x 13'11 (4.90m x 4.24m)

A generous space, double glazed window to rear elevation, a range of fitted wardrobes, with mirror doors, digital panel for under floor heating. Door to en-suite.

Ensuite:

8'7 x 3'9 (2.62m x 1.14m)

Recessed lighting, extractor fan, Comprising fully tiled walk in shower enclosure with recessed alcove, vanity hand was basin unit, towel rail, low level WC, double glazed window to rear and tiled flooring.

Bedroom Two:

13'8 x 11'11 (4.17m x 3.63m)

Overlooking the front aspect, the second bedroom provides ample space. Double glazed window to front elevation and digital panel for under floor heating.





Bedroom Three:

13'8 x 10'5 (4.17m x 3.18m)

Double glazed window to side elevation, two fitted storage/wardrobe cupboards and digital panel for under floor heating.

Bedroom Four:

14'0 x 7'5 (4.27m x 2.26m)

Double glazed window to side elevation and digital panel for underfloor heating.

Family Bathroom:

7'4 x 7' (2.24m x 2.13m)

Recessed lighting, extractor fan, double glazed window to side elevation, vanity wash hand basin with storage cupboard under, low level WC, shower cubicle with shower unit, tiled splashbacks and screen door, shaver socket, panel bath with mixer tap shower spray and tiled flooring.

Front garden:

Large expanse of shingle and stone driveway with ample parking for several vehicles, block paved pathways to front door and side access.

Rear Garden:

Large raised terrace finished with coloured decking and finished with balustrade and steps with LED lighting. the rest of the garden is lawned, fenced and has side pedestrian access to both sides. Outside power point.

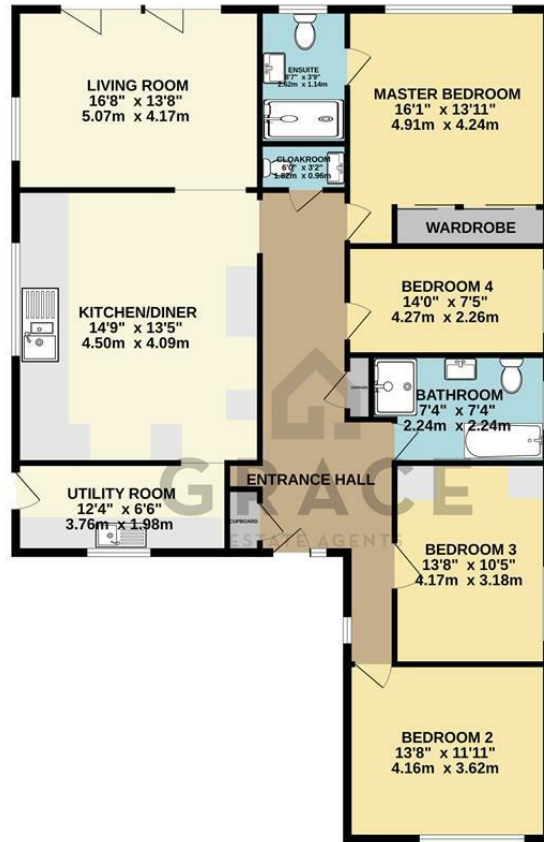
Office/studio/storage building: 7'8 x 7'0 (office area). recessed lighting, electric convector heater, double glazed windows and double glazed doors to garden power and lighting. Door to storage shed.





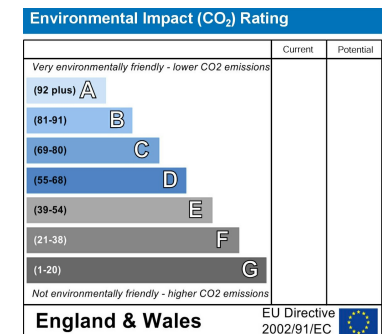
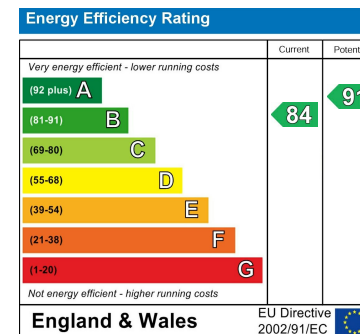
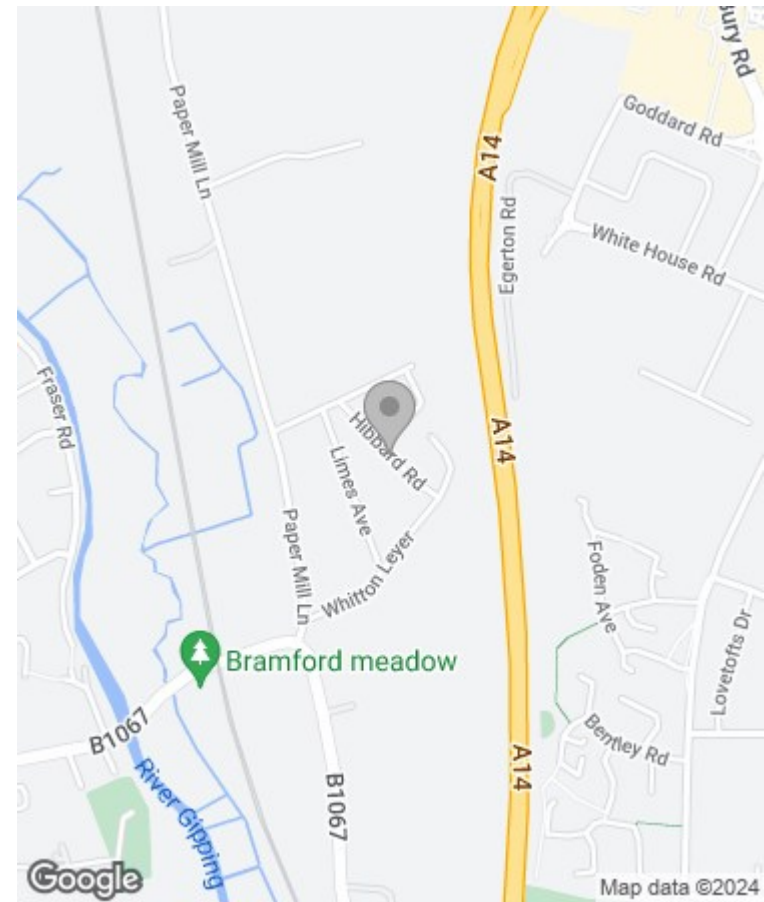


GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 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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