



Paper Mill Lane, Bramford,
£392,000



- VILLAGE LOCATION
- DETACHED HOUSE
- FOUR BEDROOMS
- SEPARATE DINING AREA
- UPGRADED FITTED KITCHEN
- CLOAKROOM/UTILITY
- CONSERVATORY/SUN LOUNGE
- MODERN FOUR PIECE BATHROOM
- GARAGE
- PARKING



A great opportunity to acquire this modernised four bedroom detached family house located in the frequently requested village of Bramford close to local facilities and A12/A14 access.

PROPERTY:
Welcome to this modern style detached house located on Paper Mill Lane in the lovely village of Bramford. This property boasts a spacious 1,324 sq ft of living space, perfect for a growing family looking for their next home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with family or entertaining guests. With four bedrooms, there is plenty of space for everyone to have their own sanctuary, whether it's for a good night's sleep or a quiet place to work or study.

The property has been well maintained with modern bathroom (replaced from original), utility/cloakroom and upgraded kitchen ensuring convenience for all concerned..

Located in the heart of Bramford, this house offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and schools. The tranquil surroundings and friendly community make it an ideal place to call home.

Don't miss out on the opportunity to own this delightful property on Paper Mill Lane. Book a viewing today and envision the possibilities to make this house your own.

Council Tax: Band D
Mid Suffolk



LOCATION:

Bramford offers village stores and 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 PORCH:

4'3 x 3'4 (1.30m x 1.02m)

Double glazed entrance door to:- built in storage cupboard, tiled floor and frosted glazed door to:-

ENTRANCE HALL:

Double glazed window to side elevation, radiator, staircase to first floor landing and LVT flooring.



CLOAKROOM/UTILITY:

6'11 x 6'3 (2.11m x 1.91m)

Double glazed frosted window to rear elevation, storage cupboard under stairs, wash hand basin with tiled splashback, low level WC, work surface with space for washing machine and space from tumble drier, floor standing and wall mounted storage cupboards and wall mounted gas boiler.

LIVING ROOM:

18'3 x 11'11 (5.56m x 3.63m)

Double glazed windows to front and side elevations, radiator, red brick style fire surround with coal effect gas fire and patio doors to:-

CONSERVATORY/SUNLOUNGE:

9'4 x 8'9 (2.84m x 2.67m)

Polycarbonate style roofing, double glazed to three elevations, double glazed French doors to garden and tiled flooring.

KITCHEN/DINER:

18'6 x 9'9 (5.64m x 2.97m)

Double glazed windows to front and rear elevations, one and a quarter bowl inset ceramic sink unit with cupboards under, a range of modern floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, stainless steel filter hood over four ring gas hob, built in double oven to tall standing unit, built in wine cooler, space for fridge freezer, tiled flooring and double glazed door to side.

LANDING:

16'0 x 6'3 (4.88m x 1.91m)

Access to loft space, built in airing cupboard and built in storage cupboard.

BEDROOM ONE:

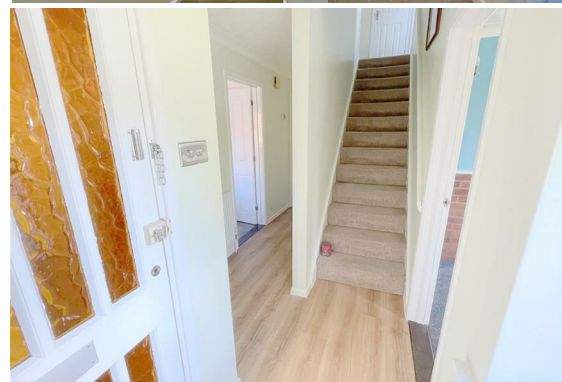
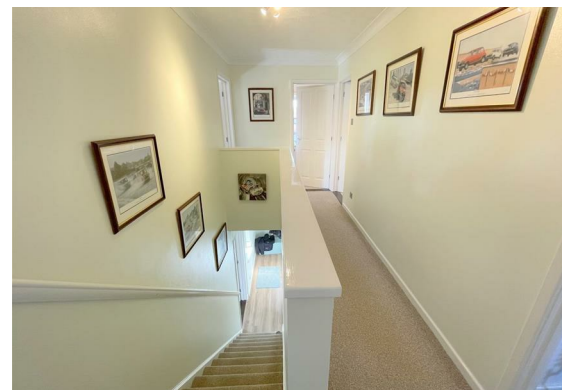
11'11 x 10'2 (3.63m x 3.10m)

Double glazed window to front elevation and radiator.

BEDROOM TWO:

11'11 x 8'11 (3.63m x 2.72m)

Double glazed window to front and side elevations and radiator.



BEDROOM THREE:

11'11 x 8'11 (3.63m x 2.72m)

Double glazed window to rear elevation and radiator.



BEDROOM FOUR

7'5 x 6'1 (2.26m x 1.85m)

Double glazed window to front elevation and radiator.



BATHROOM:

9'11 x 5'11 (3.02m x 1.80m)

Double glazed frosted window to one elevation, panel bath with mixer tap shower spray, pedestal wash hand basin with tiled splashback, low level WC, corner shower unit with Mira shower and curved screen doors and heated towel radiator.



FRONT GARDEN:

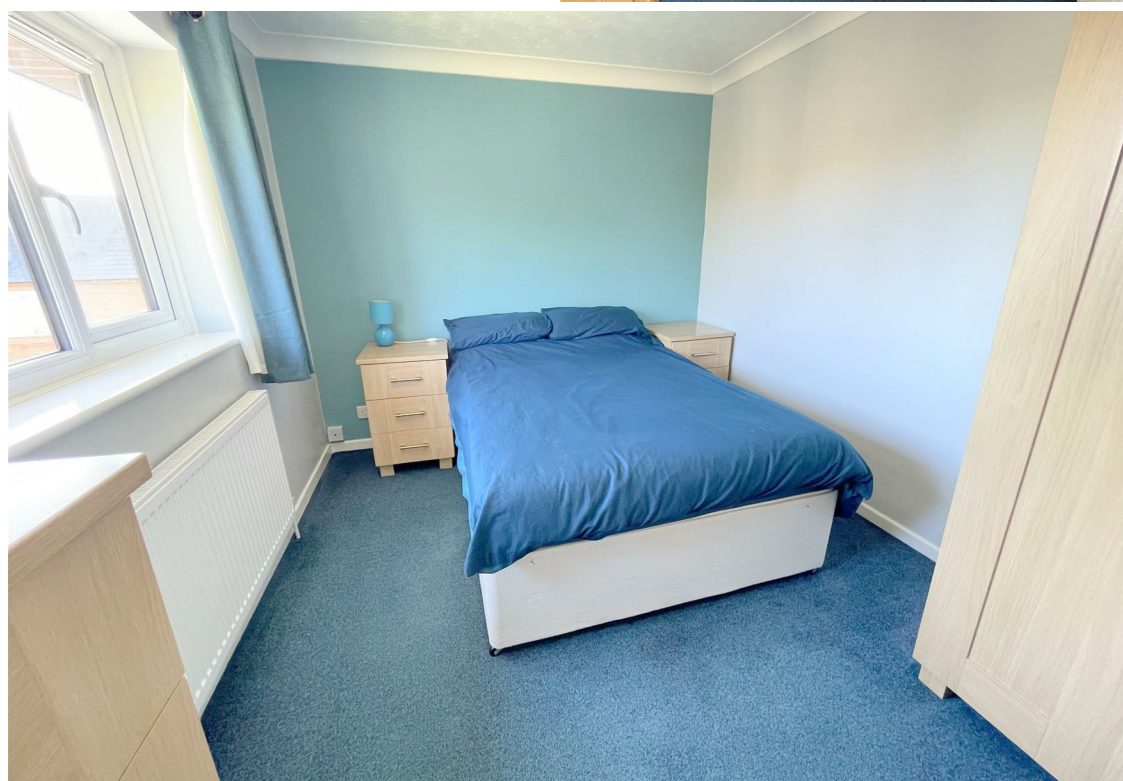
The front garden is split into two areas, there is a raised lawned area with steps to front door, flower beds, whilst just across the courtyard is a further lawned area with a parking space and access to garage.

REAR GARDEN:

Laid mainly to lawn with flower beds, patio area to rear, greenhouse, side access and outside water tap. There is also a side area with space for recycling etc.

GARAGE:

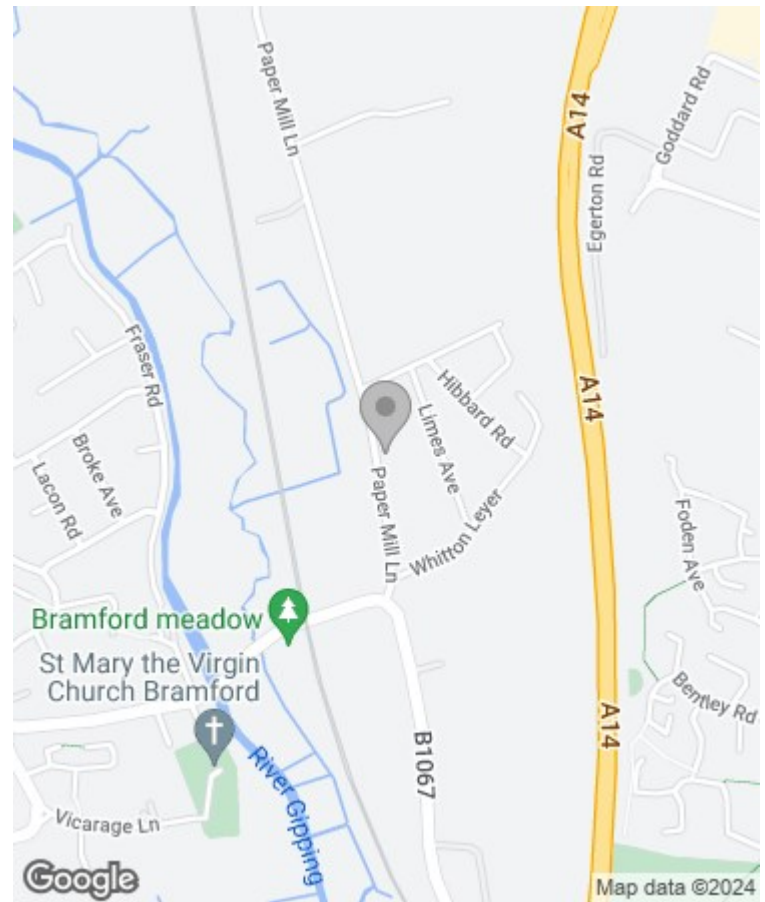
Brick construction with up and over door, power and lighting.







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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		