



Bramford Lane, Ipswich,
£215,000

- Two Bedroom Family Home
- South Facing 110ft (approx) Garden
- Ample Off-Road Parking
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Utility Room/Cloakroom
 - Chain Free
 - IP1 Location
- Close to Local Amenities



A unique opportunity to purchase this two bedroom end terraced family home situated on 0.11 acres (approx) of land, bursting with potential to possibly extend subject to planning permission.



The Property

Charming Family Home with Spacious Living Areas and Generous South-Facing Garden.

This delightful home offers a wonderful balance of space, character, and modern convenience, making it an ideal choice for family living. Upon entering, you are greeted by two inviting reception rooms, including a spacious dining room and a comfortable living room featuring a charming feature fireplace, perfect for cosy evenings in.

The fully fitted, modern kitchen is a standout feature, complete with a breakfast bar – ideal for casual dining or enjoying your morning coffee. From the kitchen, a door leads to a useful utility room and WC, providing extra storage and practicality.

The first floor comprises two generously sized double bedrooms, both offering plenty of space for storage and relaxation. A well-appointed, fully tiled family bathroom suite completes this level, providing a sleek and modern feel.

To the rear of the property, the south-facing 110ft (approx.) garden is a true highlight, offering an ideal space for outdoor living. The L-shaped garden is mainly laid to lawn, with a paved patio area directly abutting the house, creating an excellent setting for alfresco dining and entertaining.

At the front, the property benefits from a dropped curb with off-road parking for 2 cars and gates lead to a side driveway for additional vehicles, ensuring convenience and security.

This lovely home combines practical living with a well-proportioned layout, making it the perfect setting for a growing family.



Location

Bramford Lane is situated to the west side of Ipswich close to local schools, shops, supermarkets and restaurants. The town centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres as well as Ipswich mainline station for access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

Entrance Porch/Hallway

Dining Room

9'3" x 10'5" (2.82 x 3.18)

Living Room

12'2" x 10'9" (3.73 x 3.28)

Kitchen

8'0" x 13'9" (2.45 x 4.20)

Utility/WC

8'0" x 4'3" (2.45 x 1.31)

Bedroom One

12'2" x 10'4" (3.73 x 3.17)

Bedroom Two

9'3" x 10'9" (2.82 x 3.28)

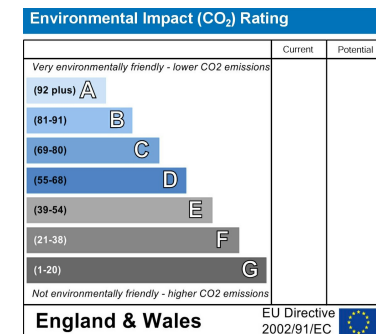
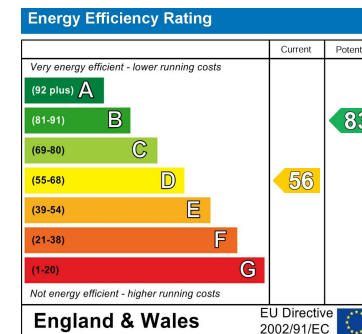
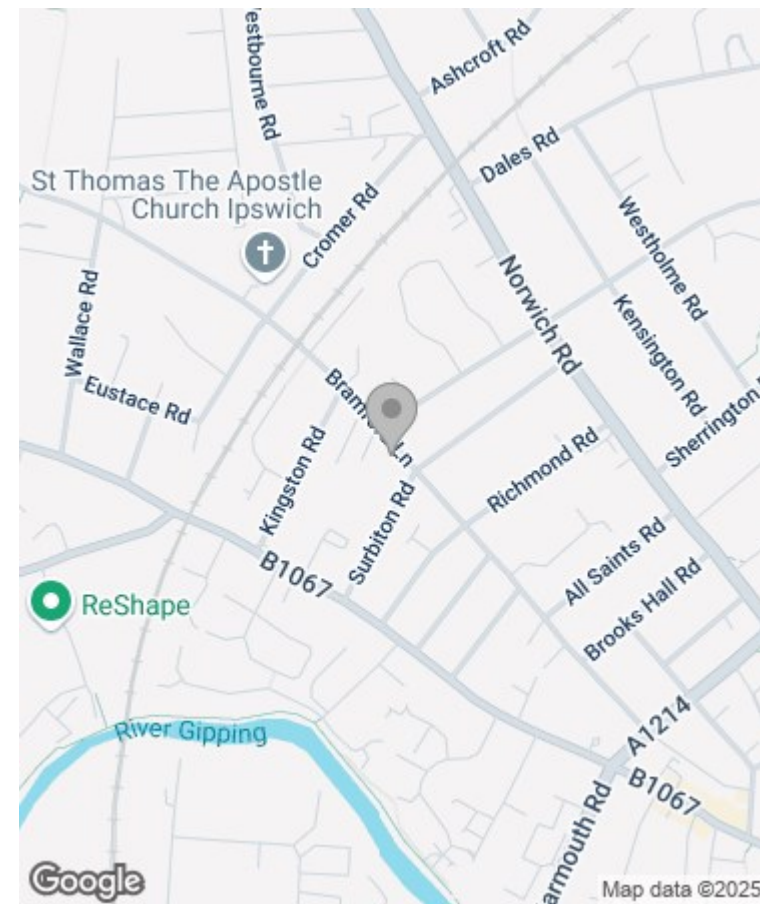
Family Bathroom

8'0" x 8'7" (2.45 x 2.64)





TOTAL FLOOR AREA : 805 sq.ft. (74.8 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

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