



GRACE
Estate Agents

Ship Lane, Ipswich,
£395,000

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GRACE ESTATE AGENTS are delighted to present this four bedroom semi-detached house located in the charming area of Ship Lane, Bramford, this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1880, the property boasts a generous living space of 1,421 square feet, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and spacious, allowing for a comfortable lifestyle. The house features four well-proportioned bedrooms, providing ample space for family members or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for everyone.

The exterior of the property includes parking for two vehicles, a valuable asset in this sought-after location. The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for families and professionals alike.

In the rear garden, there is a pub shed which has been completed to an amazing standard. The pub shed has a traditional English pub design throughout, this is the perfect place to have friends and family over.

This semi-detached house on Ship Lane is not just a home; it is a place where memories can be made. With its historical charm and modern comforts, it presents a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. Do not miss the chance to make this lovely property your own.

Entrance Hall

Access to the cloakroom, lounge, kitchen/diner and stairs to the first floor, wood style flooring and underfloor heating.

Kitchen/Diner

26'0" x 11'6" (7.93 x 3.53)

Wood style flooring, under floor heating, double glazed window to front aspect with secondary glazing and bifold doors leading into rear garden. Kitchen island, integrated double oven, integrated dishwasher, integrated electric hob with extractor fan over, single bowel sink with side drainer and mixer tap. Matching eye level and base units with work top over, tiled splash back and space for double fridge freezer.

Lounge

20'4" x 11'5" (6.21 x 3.48)

Double glazed window to the front aspect with secondary glazing, French doors leading to the rear garden, wood style flooring and underfloor heating.

Cloakroom

3'0" x 6'4" (0.93 x 1.94)

Low level WC, double glazed window to front aspect, hand wash basin with mixer tap and storage underneath. Wood style flooring and underfloor heating.

Utility Room

7'10" x 8'9" (2.39 x 2.69)

Double glazed window to side aspect, rear door leading to rear garden, wall mounted boiler, Space for washer and dryer, wood style flooring and matching eye level and base level units with worktops over. Wood style flooring and underfloor heating.





Master Bedroom

13'11" x 11'11" (4.25 x 3.65)

One radiator, double glazed window to front aspect with secondary glazing, built in wardrobe and access to the ensuite.

Ensuite

6'5" x 4'11" (1.97 x 1.51)

Double glazed window to side aspect, heated towel rail, corner shower with sliding shower screen, tiled splash back and shower on riser rail. Vanity unit with low level WC, hand wash basin with mixer tap and storage below.

Bedroom Two

11'9" x 11'8" (3.59 x 3.57)

One radiator, double glazed window to front aspect and built in wardrobe.

Bedroom Three

9'10" x 11'5" (3 x 3.5)

One radiator, built in wardrobe and double glazed window to rear aspect.

Bedroom Four

8'10" x 10'5" (2.71 x 3.20)

One radiator and double glazed window to rear aspect.

Bathroom

8'2" x 9'0" (2.50 x 2.76)

Double glazed window to front aspect, heated towel rail, corner shower with sliding shower screen, tiled splash back and shower on riser rail. Low level WC, panelled bath with mixer tap, wood style flooring, hand wash basin with mixer tap and tiled splash back.

First Floor Landing

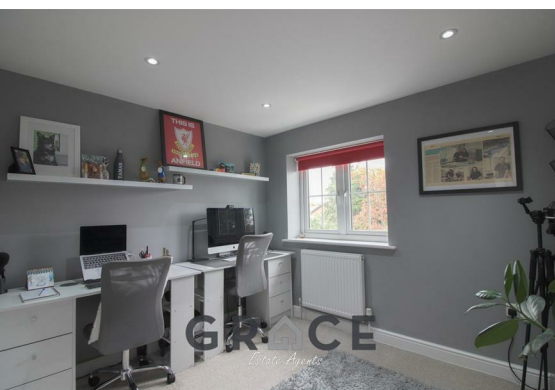
Double glazed window to side aspect, Velux window above stairs and access to the bathroom, master bedroom, second bedroom, third bedroom and fourth bedroom.

Rear Garden

Patio area leading from the rear of the property covering the majority of the rear garden, wooden BBQ unit with built in storage, side access leading to the front of the property, small section of artificial grass which is outside the French doors leading from the lounge. Wooden pub shed with felt roof and electric supply.

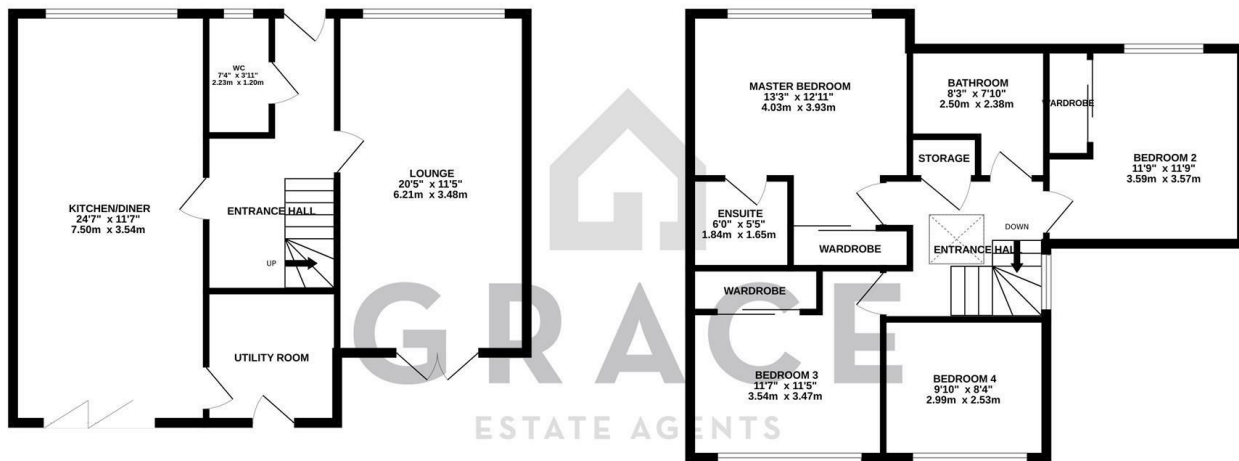
Front Garden

Block paved driveway with space for two vehicles, electric car charger and side access to the rear garden.



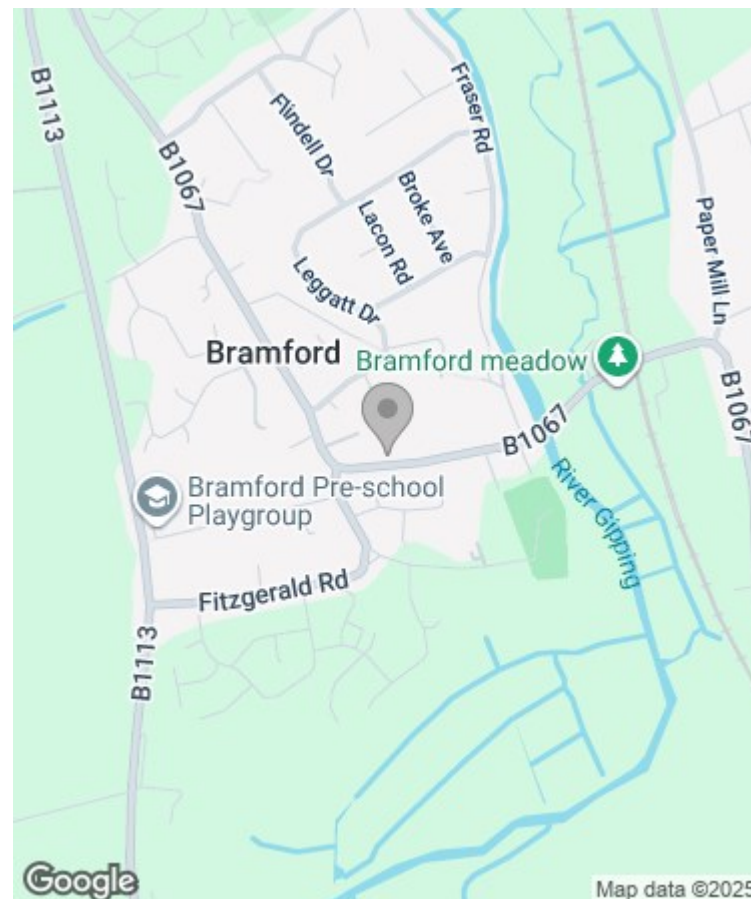
GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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

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	
		74	85

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	