



Plot 3 Brettenham Grove Old School Corner, Ipswich, IP7 7PB
Guide price £895,000



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Ideal for an active family, this outstanding four bedroom country home, with double garage, features an impressive sitting room with double-doors into the open-plan kitchen / dining area, where bi-folding doors open directly onto the generous rear garden. You'll also find a utility room and pantry with convenient outdoor access, and a perfect dining room or study room with wide bay window for extra daylight.

Upstairs, the property boasts four good sized bedrooms, two of which have en-suites, and a family bathroom.

Location

Beautiful Brettenham sits conveniently within a network of peaceful country roads, which in turn allow straightforward connections to the main thoroughfares and major towns within the region. You can reach the A134 in seven miles, where you can then head south to Sudbury and Colchester, or north to Bury St Edmunds and onwards to Thetford. At Bury St Edmunds, you can pick up the A14 towards Newmarket, Cambridge and the Midlands, while at Sudbury, the A131 offers a direct route towards Braintree or Chelmsford.

Around 10 miles to the east, with junctions for Stowmarket and Ipswich, the A14 is the fastest route to Felixstowe and the connection with the A12 northbound— for all the picturesque towns and villages amongst Suffolk's stunning nature reserves and coastline. With the A134 connecting with the A12 at Colchester, you can also reach Stratford in around 1hr 40mins, and central London in around 2 hours. The nearest train station is in Stowmarket, from where regular services run to Newmarket, Cambridge, Norwich, Colchester, Chelmsford, London and Ipswich, where you can change for the scenic Suffolk coastal branch line.

Kitchen/Breakfast

24'5" x 19'8" (7.450 x 6.000)

Utility/Pantry

12'10" x 11'7" (3.920 x 3.540)

Dining/Study

14'2" x 12'5" (4.340 x 3.800)

Sitting Room

25'7" x 13'1" (7.800 x 4.010)

Cloakroom

6'5" x 3'5" (1.970 x 1.050)

Principle Bedroom

13'2" x 11'1" (4.020 x 3.400)

Dressing Room

9'10" x 5'10" (3.010 x 1.800)

En-suite

9'8" x 6'6" (2.960 x 1.990)

Bedroom Two

15'1" x 11'7" (4.600 x 3.540)

En-Suite

6'7" x 5'2" (2.010 x 1.600)

Bedroom Three

14'2" x 10'2" (4.330 x 3.100)

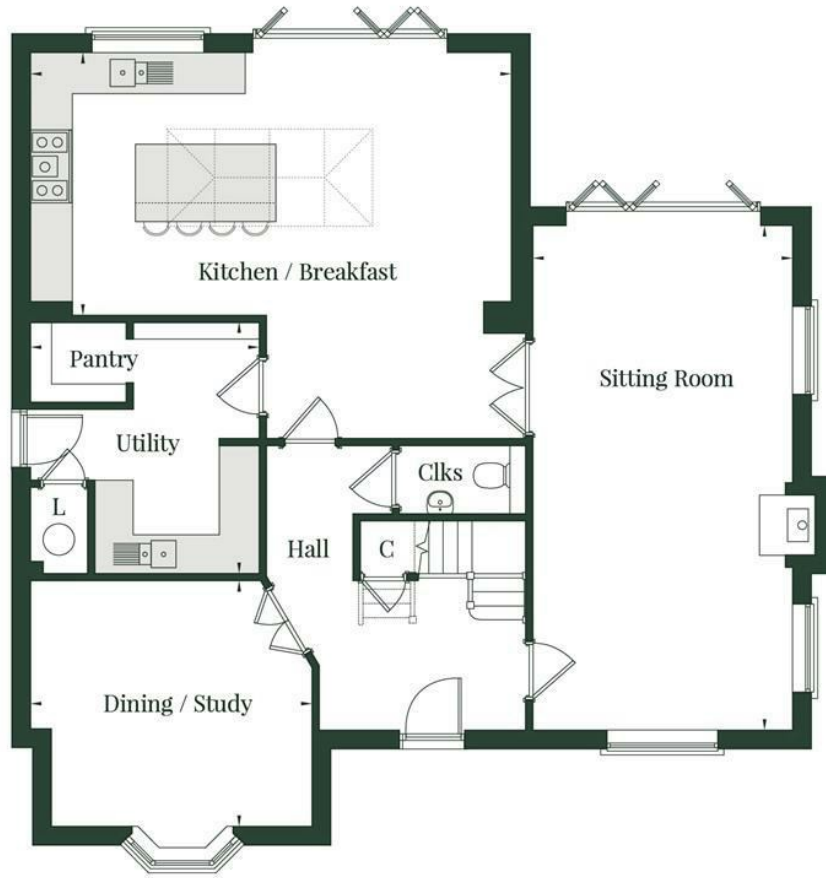
Bedroom Four

9'10" x 7'10" (3.000 x 2.410)

Bathroom

9'9" x 6'5" (2.980 x 1.980)





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		



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