



The Rowans | Hillcrest Approach | Bramford | IP8 4BL

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TOWN & VILLAGE
 PROPERTIES

The Rowans, Hillcrest Approach, Bramford, Suffolk, IP8 4BL

“An exceptionally well-presented four double bedroom detached bungalow, located in an enviable tucked away position with extensive off-road parking, delightful entertainment area & standing in grounds of in all about 0.25 acres.”

Description

Situated in an enviable position towards the end of this tucked away lane is this substantial, individual and exceptionally well-presented four double bedroom detached bungalow, standing on proportionate grounds extending to in all about 0.25 acres and enjoying open countryside to the rear as well as extensive off-road parking and delightful entertainment area at the foot of the grounds.

About the Area

The popular village of Bramford offers village stores with post office, public house, primary school, golf course with café and there is a regular bus service. Further facilities and amenities can be found at Claydon, Sproughton and Needham Market. The county town of Ipswich is approximately three miles distant offering a wider range of facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both state and private sectors.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy space with hardwood flooring, access to loft (housing the gas-fired boiler) and with doors to:

Sitting Room Approx 20'8 x 12'5 (6.30m x 3.78m)

Striking reception space with spotlights as well as feature inset with wood burning stove on a stone hearth, sliding doors to rear opening onto the terrace and making full use of the delightful rear gardens.

Dining Room

Making for a natural segue into the kitchen and able to house a sizable dining table. Door to cupboard housing the electric meter and fuse board, opening to kitchen/breakfast room and doors to:

Shower Room

White suite comprises w.c, hand wash basin, corner tiled shower cubicle, heated towel rail, tiled flooring and extractor.

Bedroom Four Approx 11'5 x 9'4 (3.48m x 2.84m)

Currently used as a playroom but ideal for a variety of uses and part of the attraction of this property is displayed to full effect here with flexible living on offer. Window to front aspect.



Kitchen/Breakfast Room Approx 20'3 x 15'9 (6.17m x 4.84m)

Luxuriously appointed Benchmarx fitted kitchen with a matching range of wall and base units with granite worktops over and feature island providing inset with one and a half bowl stainless steel sink, drainer and chrome mixer tap. Integrated appliances include four ring induction hob with extractor over, Russell Hobbs microwave oven, two fridge/freezers, dishwasher and two eye-level Bosch ovens. Feature island with significant storage below. Breakfast area with window to front aspect and to the rear are French doors with windows to either side opening onto the terrace, spotlights and door to:

Utility Room

Fitted with a matching range of wall units, worktops with space below for white goods, tiled flooring, door to storage cupboard, cloak hanging space and frosted window to front aspect.

Master Bedroom Approx 14'9 x 12'8 (4.50m x 3.86m)

Impressive double room with spotlights and window to rear aspect overlooking the gardens and door to walk in wardrobe with extensive cloak hanging space and built-in shelving as well as a spotlight. Door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin, corner tiled shower cubicle, heated towel rail, spotlight and frosted window to side aspect.

Bedroom Two Approx 11'7 x 10'10 (3.53m x 3.34m)

Double room with window to front aspect, hardwood flooring, spotlights and door to:

En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage below, corner tiled shower cubicle, heated towel rail, spotlight and extractor.

Bedroom Three/Salon Approx 11'3 x 9'7 (3.43m x 2.92m)

Currently used as a work from home space and again, ideal for a variety of uses and benefitting from spotlights and window to front aspect.

Family Bathroom

White suite comprising w.c, wall-mounted wash hand basin, bath with mixer tap, part-tiled walls, heated towel rail, window to front aspect.

Outside

The Rowans is located in a tucked away position towards the end of this less travelled lane on the outskirts of the village. The property is accessed over a private drive providing extensive off-road parking behind fencing, and therefore offering a great deal of privacy.

To the rear are predominately lawned grounds with a terrace abutting the rear of the property and boundaries defined by fencing for the most part. Interspersed through the grounds are a variety of well-maintained flower and shrub borders. Towards the foot of the grounds are multiple features forming an outside entertaining space and comprising a sun



terrace, pizza oven and covered pergola style space with decking.

In all about 0.25 acres.

Agents Note

We understand from our client that planning permission has previously been granted for a rear extension, Mid Suffolk planning reference 0413/12 – for more details please contact the agent.

Local Authority

Mid Suffolk District Council

Council Tax Band – D

Services

Mains water, drainage and electricity. Gas fired heating.

AML

We are now obligated by law to carry out Anti-Money Laundering checks on any new clients we work with. This additional due diligence, on top of our usual identification checks, requires additional third party platforms to carry out this inspection, subsequently incurring additional costs. For this reason, we now need to charge a nominal fee of £12.50 plus VAT as a contribution towards this. The same will be charged to any prospective buyers and sellers alike.



11/09/2025, 10:18

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
The Rowans Hillcrest Approach Bramford IPSWICH IP8 4BL	Energy rating D	Valid until:	25 January 2035
		Certificate number:	0297-1209-9305-7539-1300
Property type		Detached bungalow	
Total floor area		142 square metres	

Rules on letting this property

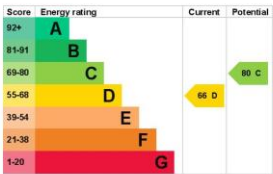
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

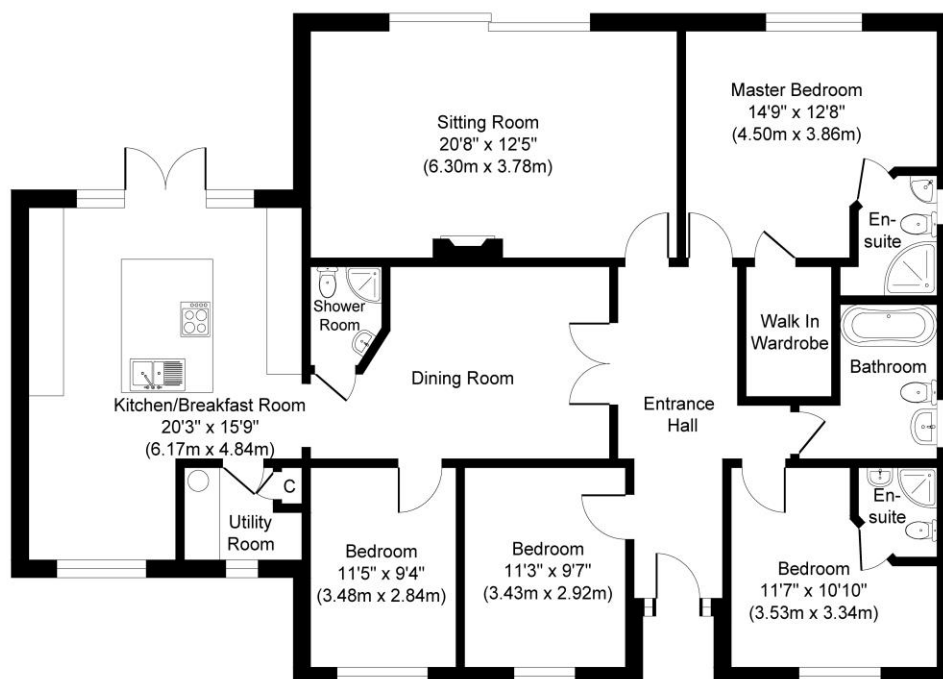
For properties in England and Wales:

the average energy rating is D
the average energy score is 60









Approximate Floor Area
1516 sq. ft
(140.88 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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