

16 Pitmans Grove  
Bramfield  
Halesworth  
IP19 9JB



# 16 Pitmans Grove

## Guide Price £250,000

### The spacious family home to modernise...

Guide Price: £250,000 - £275,000

Welcome to 16 Pitmans Grove, Bramfield, a charming, spacious family home set in an elevated position. This is an excellent opportunity for first-time buyers or those looking to shape a home to their own taste.

The property offers an impressive 1452 square feet of living space, set on a generous plot. Inside, you'll find three bedrooms, two generous double rooms and a single.

The ground floor greets you with a lounge, complete with a cosy Charnwood wood burner and engineered wood flooring. Large front windows invite natural light to flood the space, connecting to the dining room via double doors. The recently extended, dual-aspect kitchen and breakfast room features electric underfloor heating and vaulted ceilings, a perfect place for family meals. A utility/boot room with sink and space for appliances, along with a bathroom fitted with a 3-piece suite, completes the ground floor amenities.

Additionally, there's also a fabulous loft room, which has been thoughtfully converted with boarding, insulation, and plasterboard. It's equipped with power, light and two Velux windows, and could form further living accommodation with a proper staircase, stp, or a great home office/games room.

Outdoors, the front garden features a hedge-enclosed lawn, accessible on foot. The rear garden offers off-road parking for 2 cars and features a large lawn and an extensive patio.

The property's location is convenient with Halesworth less than three miles away for everyday amenities, and the Queens Head pub and a primary school nearby. For those who enjoy walks by the sea, the gorgeous Heritage Coast is just a 15-minute drive away.

With great potential for improvements and extensions (subject to planning permission), this home offers an exciting opportunity to craft your dream home in this desirable Suffolk location.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band B

The solar panels generate an income of approx £1800 per year, with nearly 13 years of the feed-in tariff left to run.

Local Authority  
East Suffolk

Council Tax Band B

EPC Rating D



Contact

01986 899532

enquiries@attikccc.co.uk

www.attikccc.co.uk



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