



Bramford Lane, IPSWICH, IP1 4DB

welcome to

Bramford Lane, IPSWICH

This stunning three bedroom bay fronted home has been fully refurbished throughout and boasts a cosy bay fronted lounge, a long sweeping kitchen with breakfast bar, a contemporary first floor bathroom, a fully landscaped, South-West facing rear garden and a block paved driveway.



Entrance Hall

12' 4" x 5' 3" (3.76m x 1.60m)

Oak effect flooring, one radiator and two understairs storage cupboards, one housing the boiler and water tank.

Lounge

13' 3" x 11' 8" (4.04m x 3.56m)

Double glazed bay window to the front with fitted blinds, TV point, oak effect flooring, one radiator, an alcove and bespoke cupboards either side of the chimney breast providing ample storage.

Dining Room

10' 9" x 10' 5" (3.28m x 3.17m)

Double glazed sliding doors leading to the rear garden, oak effect flooring, one radiator and bespoke cabinets and shelving either side of the chimney breast.

Kitchen

16' 8" x 6' 6" (5.08m x 1.98m)

Stunning, long sweeping kitchen with a range of eye and base level units in shaker style cream with marble effect rolltop surfaces, a sink plus drainer and chrome mixer tap, Metro tiled splashback, a breakfast bar with ample seating, integrated oven with electric hob and extractor hood, space for a washing machine, dishwasher and fridge/freezer, double glazed window to the rear with fitted roller blind and a door leading to the garden.

First Floor Landing

Loft hatch, double glazed window to the side, carpet flooring and a meter cupboard.

Master Bedroom

13' 8" x 11' 2" (4.17m x 3.40m)

Double glazed bay window to the front with fitted blinds, carpet flooring, one radiator and spot lights.

Bedroom Two

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to the rear with fitted roller blind, carpet flooring and one radiator.

Bedroom Three

7' 7" x 6' 6" (2.31m x 1.98m)

Double glazed window to the rear with fitted roller blind, carpet flooring and one radiator.

Bathroom

6' 5" x 6' (1.96m x 1.83m)

Stunning, contemporary style bathroom with a low level WC, a suspended vanity sink with chrome mixer tap, a bath with overhead shower and glass screen, part tiled walls, Victorian style tiled effect flooring, spot lights, extractor fan, chrome heated towel rail and double glazed window to the front.

Outside:

Front Garden

A block paved driveway providing off street parking for two large vehicles, flower beds to the front, a block paved walkway leading to the side of the property and a side access gate.

Rear Garden

Fully landscaped, South-West facing rear garden with a raised brick seating area with decking directly off the dining room, an outside tap and light, a fully enclosed border, a block paved walkway to the side, a patio seating area providing ample seating space, a large lawned area with adjacent shingle walkway to the side, oak sleeper raised flower beds with full borders and two sheds to the rear.



view this property online williamhbbrown.co.uk/Property/IPS119057



welcome to

Bramford Lane, IPSWICH

- Stunning three bedroom bay fronted home
- Fully refurbished throughout
- Contemporary first floor bathroom
- Cosy bay fronted lounge
- Fully landscaped, South-West facing rear garden

Tenure: Freehold EPC Rating: C

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS119057](https://www.williamhbrown.co.uk/Property/IPS119057)



Property Ref:
IPS119057 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)