



Gippingstone Road, Bramford, Ipswich IP8 4DR

welcome to

Gippingstone Road, Bramford, Ipswich

Nestled in the heart of Bramford village, this spacious, detached home boasts four reception rooms, three bedrooms, an en suite, a separate bathroom, a double garage, a South facing rear garden and easy access to local schools, shops, and transport links.



Entrance Hall

16' 1" x 5' 10" (4.90m x 1.78m)

Wood effect flooring, spot lights, one radiator, a staircase leading to the first floor, doors leading to all ground floor reception rooms and an understairs storage cupboard.

Cloakroom

5' 1" x 2' 1" (1.55m x 0.64m)

Enclosed WC, fully tiled walls, tiled effect flooring, one radiator, double glazed window with fitted blind and a vanity sink with chrome mixer tap.

Lounge

20' 10" x 12' 11" (6.35m x 3.94m)

A box bay window to the front, wood effect flooring, two radiators, a door leading to the hall and sliding doors leading to the conservatory.

Kitchen

11' x 10' 1" (3.35m x 3.07m)

A range of eye and base level units high gloss black with white marble effect worktop surfaces, a fitted winerack, a white inset sink with black flexi miser tap, double glazed window to the rear with fitted blind, a black vertical wall hung radiator, grey tiled flooring, an integrated oven with gas hob and extractor hood and an opening to the utility room.

Utility Room

8' 1" x 7' 10" (2.46m x 2.39m)

Grey wood effect flooring, a door leading to the garden, space for a fridge/freezer, washing machine and tumble dryer, a door leading to the garden, a boiler, eye and base level units white and black with a white marble worktop surface, tiled splashback, a white sink plus drainer and chrome mixer tap and an opening to the kitchen.

Dining Room

11' 1" x 11' 1" (3.38m x 3.38m)

Wood effect flooring, double glazed window to the front, one radiator, suspended lights, spot lights, a feature wall papered wall and ample space for a table and chairs.

2nd Reception Room

14' x 7' 11" (4.27m x 2.41m)

Wood effect flooring, one radiator, double doors leading to the snug, spot lights, suspended lights, double glazed window to the front with fitted blind and ample space for a table, chairs and study set up.

Snug

11' 1" x 16' 2" (3.38m x 4.93m)

Wood effect flooring, a Velux window, double doors leading to the 2nd reception room, French doors leading to the garden, double glazed window to the front, a feature fireplace with wooden shelf over, suspended spot lights, wall hung lights and fitted cupboards.

Conservatory

8' 1" x 8' (2.46m x 2.44m)

French doors leading to the garden and double glazed windows to the side and rear,

First Floor Landing

Carpet flooring, spot lights, a storage cupboard housing the hot water tank, with storage space above and French doors leading to the small balcony, with beautiful field views.

Master Bedroom

11' 1" x 13' (3.38m x 3.96m)

Carpet flooring, double glazed window to the front with fitted blind, one radiator and an opening leading to the dressing room.

En Suite

9' 11" x 8' (3.02m x 2.44m)

Grey tiled flooring, spot lights, a shower with glass enclosure, chrome heated towel rail, a bath with shower attachment, one radiator, tiled splashbacks, double glazed window to the rear with fitted blind, an enclosed WC with matching vanity sink, a fitted mirror and storage cupboards.

Dressing Room

12' 1" x 8' 10" (3.68m x 2.69m)

Carpet flooring, spot lights, double glazed windows to the front and side, an opening to the bedroom and a door leading to the en suite.

Bedroom Two

11' x 18' 1" (3.35m x 5.51m)

Carpet flooring, one radiator, a wall papered wall, double glazed windows to the front and rear with fitted blinds and a fitted wardrobe with folding doors.

Bedroom Three

11' 1" x 8' 1" (3.38m x 2.46m)

Carpet flooring, one radiator and double glazed window to the rear.

Bathroom

10' 1" x 5' 1" (3.07m x 1.55m)

Grey tiled effect flooring, enclosed WC with matching vanity sink, two double glazed windows to the front, a standalone bath with suspended lights over, a walk in shower with glass screen and tiled splashback, partially tiled walls and chrome heated towel rail.

Outside:

Front Garden

Block paved path, lawned areas, a bark border with shrubs, a side access gate and access to the double garage.

Rear Garden

South facing rear garden with a lawned area, a patio seating area, a further circular patio seating area, a raised decking area with pergola, raised flower beds with mature shrubs and hedging and a fully enclosed border,

Double Garage

Two up and over doors, partially boarded rafters and ample storage space.



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welcome to

Gippingstone Road, Bramford, Ipswich

- Three bedrooms
- Four reception rooms
- Utility room
- Double garage & ample parking
- South-facing rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120280 - 0002

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