

# KEYSTONE



Lacon Road, Bramford, Ipswich, IP8 4HD  
Offers In Excess Of £325,000

Extended Detached Bungalow  
Sitting Room  
Bathroom  
Large side extension  
Carport and Driveway

Three Bedrooms  
Kitchen  
Cloakroom  
Lounge/Diner  
Popular Location

# Lacon Road, Ipswich IP8 4HD

Welcome to this charming extended detached bungalow located on Lacon Road in the sought-after area of Bramford. This property boasts a spacious layout with two reception rooms, three bedrooms, kitchen, bathroom and cloakroom, providing ample space for comfortable living.

The property has had a sizable extension to the side and rear that offers flexible living space that could be adapted to the new owners needs. The bungalow has a good size kitchen and benefits from gas central heating. The three well-proportioned bedrooms are perfect for someone who maybe downsizing, or needs extra space.

The carport and driveway offer parking for numerous vehicles and also lends itself to further extension (SSTP). and the rear garden is enclosed and low maintenance. The property also benefits from solar panels.

Situated in a popular village, the bungalow is within walking distance of shops and local village pub.

Don't miss the opportunity to own this delightful detached bungalow in the village of Bramford,. Contact us today to on 01473 221399 to arrange your viewing and take the first step towards making this property your new home.



Hallway

Sitting Room

17'9 x 10'9

Kitchen

9'9 x 9'8

Side extension

36'6 5'2

Lounge/Diner

22'6 14'12

Bedroom One

12'8 x 10'8

Bedroom Two

10'8 x 9'5

Bedroom Three

9'4 x 9'2

Cloakroom

Bathroom

Outside

The property benefits from carport and driveway and an enclosed rear garden.



## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(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	

