

# KEYSTONE



Hibbard Road, Bramford, Ipswich, IP8 4BH  
Offers In Excess Of £475,000

Extended Chalet House  
Spacious Lounge  
Office  
Utility & Cloakroom  
Garage And Large Driveway

Four Bedrooms  
Dining Room  
Kitchen  
Shower Room  
Popular Location



# Hibbard Road, Ipswich IP8 4BH

Nestled in the charming village of Bramford, this modern extended detached chalet offers a perfect blend of contemporary living and spacious comfort. Located on the desirable Hibbard Road, this property is ideal for families seeking a welcoming home in a sought after area.

Upon entering, you will be greeted by two generous reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to accommodate both family life and social gatherings, ensuring that every corner of the home feels inviting and functional.

The property boasts four well-proportioned bedrooms, each offering a tranquil retreat for rest and relaxation. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

This delightful chalet is not just a house; it is a home where memories can be made. With its prime location in a picturesque village, you will enjoy the benefits of a close knit community



#### Front Entrance

Door leading to hallway with laminate flooring and radiator, built-in storage cupboard, stairs to first floor and steps leading down into the lounge.

#### Lounge

23'1 x 16'3

With a window to front, two radiators, laminate flooring, built in under stairs cupboard, door to garage, windows to side and stairs to first floor.

#### Kitchen

18'0 x 8'8

Fitted with a range of base units and drawers with matching wall mounted cabinets, one and a half bowl sink and drainer unit with tiled splash backs. two windows to side, range oven with extractor over, integrated dishwasher, integrated microwave, window to side and door to...

#### Utility area

5'9 x 5'1

Space for washing machine, fridge freezer, wall mounted boiler, door and window to rear.

#### Cloakroom

Fitted with WC, handbasin, radiator, window to rear and laminate flooring.

#### Dining Room

16'2 x 13'2

With wood flooring, radiator and French doors to rear.

#### Office

9'5 x 7'1

With laminate flooring and a radiator.

#### Bedroom Four/Gym

11'8 x 11'1

Window to side, wooden flooring and radiator

#### Garage

22'4 x 9'8

With power and light connected and electric roller door.

#### First Floor

##### Bedroom 1

16'1 x 15'7

Window to front, radiator two skylights to side and built in storage

##### Bedroom 2

16'1 x 9'9

Skylight to side, window to rear and storage in eves.

##### Bedroom 3

19'5 x 10'3

Two skylights to side, storage in eves,

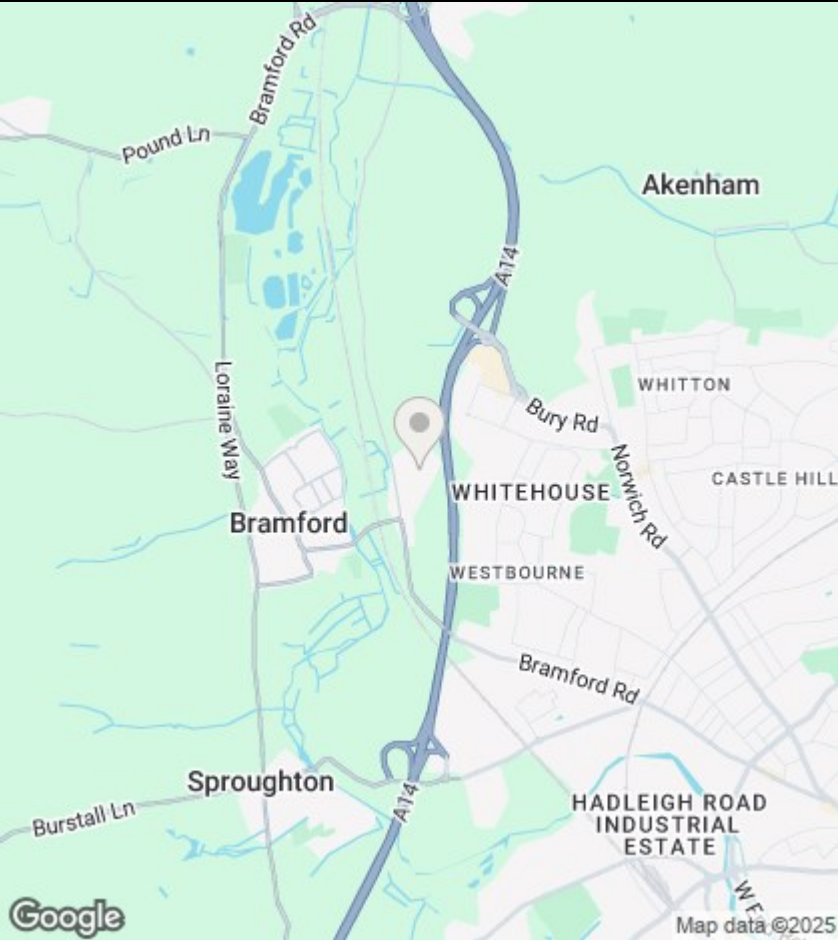
##### Shower Room

With shower cubicle, WC, vanity inset sink, fitted towel rail, skylight to side.

##### Outside

Outside to the front of the property there is a large hard standing that provides off road parking for numerous cars the property and leads to the garage with electric roller door. There is side access that leads to the rear garden.

Rear garden is tiered with patio area, and steps leading up to patio and decked areas. There is a summer house with power connected and shed. The property is also situated in desirable location consisting of individual properties in the popular village of Bramford.



## 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		
(69-80) C		
(55-68) D		
(39-54) E	55	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

