



# THE OLD BAKERY

THE STREET, BRAMPTON, SUFFOLK, NR34 8DZ





Situated on a quiet lane in the rural village of Brampton, this beautifully presented detached home offers three double bedrooms, ample ground floor accommodation and lovely gardens!



Upon entering this charming property, you are welcomed into an expansive entrance hallway — an impressive space that sets the tone for the rest of the home and offers a warm welcome to guests. The hallway provides direct access to the principal reception rooms and features an understairs cupboard, a fitted shoe cupboard and a staircase leading to the first floor. To the left of the entrance hall lies a delightful snug, an inviting room that enjoys a pleasant outlook over the front aspect of the property. This space seamlessly connects to the recently renovated kitchen, which has been thoughtfully updated by the current owners. The kitchen is equipped with an excellent range of contemporary wall and base units, complemented by a door providing convenient access to the delightful courtyard at the side of the property. A breakfast bar positioned at the rear of the room offers an informal dining area, perfect for relaxed family meals. Next to the kitchen is a highly practical utility room, featuring additional storage cabinetry and access to a convenient cloakroom fitted with a WC and washbasin. The formal sitting room, also positioned to the front of the property, benefits from a generous bay window that floods the room with natural light. A substantial wood-burning stove serves as an attractive central feature, adding character and warmth to the room. Leading from the sitting room is a superbly proportioned dining room/games room, offering versatility. This impressive space is ideal for entertaining, with large windows and double doors that open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living areas.

The first floor is approached via a spacious landing. The primary bedroom is a generously proportioned double room, complete with built-in wardrobes and enjoying far-reaching views over the surrounding fields. Bedrooms two and three are also good-sized double rooms, each benefitting from the same picturesque outlook. The main family bathroom features a bathtub, separate walk-in shower, wash basin, and WC. In addition, there is a separate shower room fitted with a shower, wash basin, and WC, providing further convenience for a busy household.

Outside, the property is complemented by beautifully maintained gardens, thoughtfully landscaped by the current owners. To the left of the property lies a well-appointed patio spacious courtyard area, which enjoys an abundance of sunlight throughout the day, creating an ideal space for outdoor dining and relaxation. Situated within this area is an attractive outdoor studio, offering an excellent home office solution or additional accommodation for visiting guests if required. Adjoining the studio is a versatile garden room/shed, providing further storage or workspace. The gardens wrap around the rear and right-hand side of the property, displaying a variety of mature shrubs and established trees. The garden to the right of the property is mainly laid to lawn with different seating areas to enjoy the garden. Directly opposite the property lies an additional parcel of garden land, which provides ample off-road parking for several vehicles. Further along are two raised vegetable beds and a natural garden. This whole area enjoys views across the adjoining fields, making it a superb setting to appreciate the evening sun. Also located here is a charming shepherd's hut, which offers a unique and versatile space — ideal for use as a secondary office or as supplementary guest accommodation.

**SERVICES** Mains water, electricity and drainage are connected to the property. Heating is provided by way of oil-fired central heating. (Durrants has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order).

**LOCAL AUTHORITY:** East Suffolk Council - E

**EPC** – E

**TENURE** - Freehold



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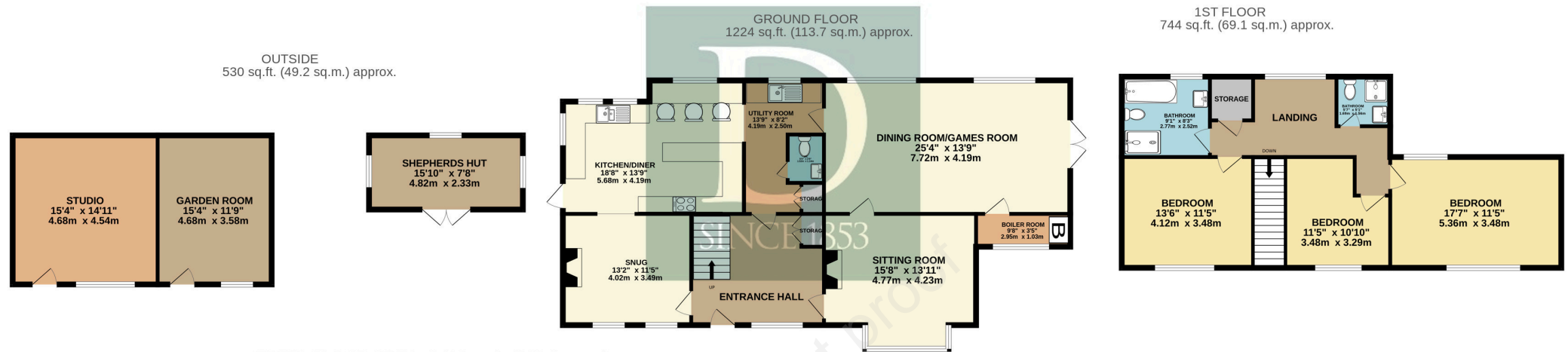








## FLOOR PLAN



**TOTAL FLOOR AREA : 2498 sq.ft. (232.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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