



Connells

Acorn House Paper Mill Lane
Bramford Ipswich

Property Description

A well presented two double bedroom ground floor apartment located within the highly regarded Acorn House and offered with no onward chain. This attractive ground floor apartment offers well-proportioned and contemporary accommodation. Upon entering, the property opens into a welcoming hallway providing access to all principal rooms. The heart of the home is the impressive open-plan living and dining space, creating a bright and sociable environment. The modern fitted kitchen is seamlessly incorporated into the open-plan layout with a good range of fitted units and workspace. The apartment features two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite shower room, providing an excellent degree of privacy and convenience. A further modern bathroom serves the remainder of the accommodation. One of the property's particular highlights is the large private garden, providing a generous outdoor space that is unusual for apartment living.

Acorn House is a distinctive and attractive conversion set on the edge of Bramford, enjoying a semi-rural setting with beautiful field views whilst remaining conveniently positioned for everyday amenities, Ipswich town centre and excellent A14 transport links. The development is located between the sought-after villages of Bramford and Claydon, both offering a range of shops, schooling, public houses and local services, with Ipswich just a short drive away and providing a direct rail link to London.

Entrance Hall

Accessed via a secure communal entrance hall.

Open Plan Living Area

A spacious and contemporary living space featuring double glazed patio doors providing an abundance of natural light and which offers direct access to the private rear garden. Modern spotlights and a stylish vertical

radiator enhance the room's sleek finish, making it an ideal space for both relaxing and entertaining.

Kitchen

The modern fitted kitchen offers a range of wall and base units with complementary work surfaces incorporating a stainless steel one-and-a-half bowl sink and drainer. Integrated appliances include a fridge freezer and dishwasher, whilst there is also plumbing for a washing machine, a double oven, electric hob and extractor hood.

Principal Bedroom

A generous double bedroom overlooking the rear aspect, providing a peaceful retreat. The room benefits from a radiator and direct access to an en-suite shower room.

En-Suite Shower Room

Comprising a shower enclosure, wash hand basin, low-level w/c and heated towel rail.

Bedroom Two

A further well-proportioned double bedroom positioned to the front of the property.

Family Bathroom

Fitted with a panelled bath with shower over, vanity wash hand basin, low-level w/c and chrome heated towel rail. Additional features include an extractor fan and plumbing for a washing machine.

Outside

One of the standout features of this property is the substantial private rear garden, a rare addition for an apartment. Predominantly laid to patio, the garden offers an excellent space for outdoor dining and entertaining and benefits from two useful storage sheds.

To view this property please contact Connells on

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6 Princes Street
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EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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