Gravel Pit Lane, Brantham,
£260,000

3 1 1 D

GRACE ESTATE AGENTS are delighted to present this three bedroom semi-detached house located in the charming area of Brantham, this delightful house on Gravel Pit Lane offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The rear garden, is approx. 200 feet giving huge potential for outbuildings and potentially extending the property further (subject to planning permission being granted).

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively.

The kitchen area, has recently been modernised and feels extremely spacious which makes it the perfect space to prepare delicious meals.

One of the standout features of this home is the ample parking spaces available, a rare find in many properties today. This convenience adds to the overall appeal, making it easy for residents and visitors alike.

Brantham is known for its friendly community and excellent local amenities, providing a peaceful yet connected lifestyle. With its attractive features and prime location, this house on Gravel Pit Lane presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood. Don’t miss the chance to make this charming property your new home.

Entrance Hall

One radiator, access to lounge, kitchen and first floor.

Lounge
11'5" x 17'3" (3.50 x 5.28)
Two radiators, double glazed window to front aspect and double glazed window to rear aspect.

Kitchen
10'9" x 11'5" (3.29 x 3.49)
Two double glazed windows to side aspect, double glazed window to rear aspect, radiator, space for dishwasher, fridge freezer and free standing oven. Single bowl sink with side drainer and mixer tap and tiled flooring.

Shower Room
4'11" x 6'5" (1.52 x 1.97)
Towel radiator, walk in shower with shower on riser rail, double glazed window to rear aspect and hand wash basin.

WC
3'2" x 8'5" (0.98 x 2.57)
Double glazed window to rear aspect, radiator, low level WC and hand wash basin.

Conservatory
5'9" x 9'0" (1.77 x 2.75)
Double glazed window and access to the rear garden.

Master Bedroom
11'7" x 16'2" (3.54 x 4.93)
Double glazed window to side aspect, double glazed window to rear aspect, radiator and built in storage cupboard.

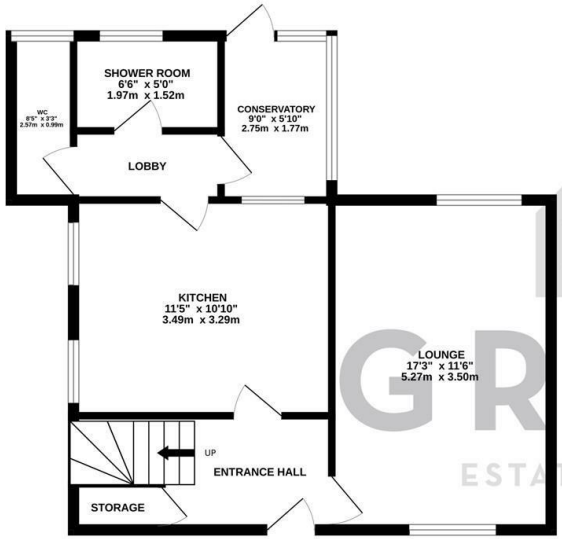
Bedroom Two
12'0" x 11'6" (3.66 x 3.52)
Double glazed window to rear aspect, radiator and built in storage cupboard.

Bedroom Three
8'2" x 8'1" (2.51 x 2.47)
Double glazed window to front aspect and radiator.

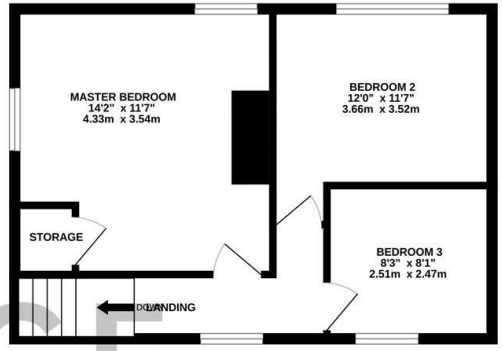
Rear Garden
Patio area from the rear of the house leading to a lawned area, the rear garden is approx. 200 feet. Fenced boundaries, wooden garden shed and wooden summer house with power going to it.

Front Garden
Ample of road parking, drive way leading to the car port and lawned area.

GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.

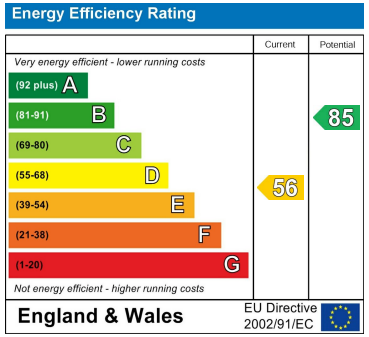


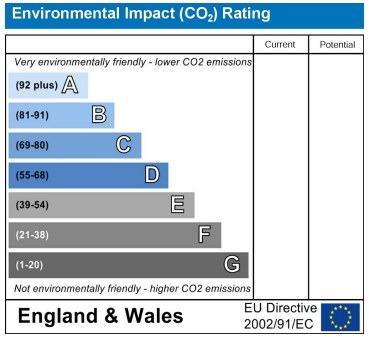
1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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.
Made with Metropix ©2025





Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Alpha Business Park, 8 White House Road, Ipswich, Suffolk, IP1 5LT
Tel: 01473 747728 | Email: enquiries@graceestateagents.co.uk