



Bullen Lane, Ipswich, £525,000



GRACE ESTATE AGENTS are delighted to present this three bedroom detached bungalow in the desirable Bramford village location.

Situated at the end of a quiet lane in the highly desirable and rarely available location of Bramford Village, this well-presented three bedroom detached bungalow offers spacious and versatile accommodation, excellent outdoor space and a range of useful outbuildings.

Upon entering, the property offers a spacious lounge, providing a comfortable and welcoming reception space, alongside a separate dining room ideal for entertaining or family meals. The property also benefits from a newly fitted Shaker-style kitchen, combining a classic design with practical modern living.

There are three spacious bedrooms, providing excellent flexibility for families, guests or those looking for additional home-working space. A bright and useful sun room offers further living space and provides access to the WC.

Outside, the property continues to impress with a beautifully landscaped rear garden, offering a pleasant and private space to relax and enjoy the outdoors. The garden also features a timber-framed outbuilding with power, providing excellent potential for use as a workshop, hobby room, home office or additional storage.

To the side, there is a detached single garage together with ample off-road parking, making this an ideal home for those with multiple vehicles or visiting guests.

Bramford Village is well placed for a range of local amenities, with good local schools, convenient transport links and easy access

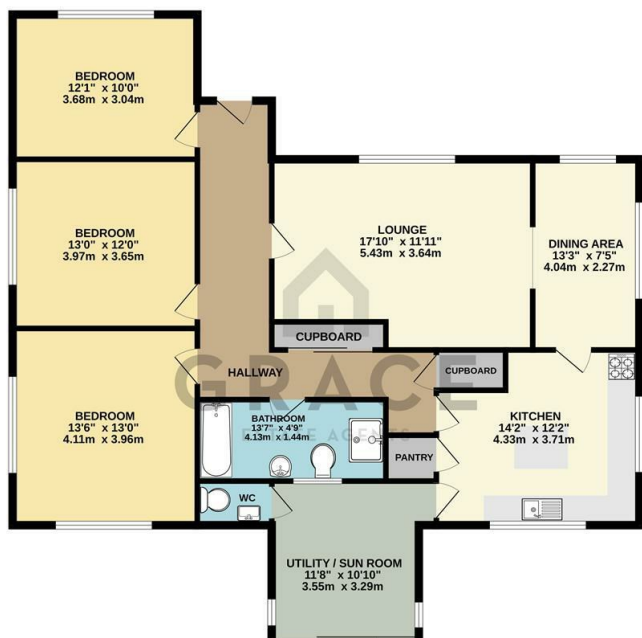
- Three Bedroom Detached Bungalow
- Spacious Lounge And Separate Dining Room
- Newly Fitted Shaker Style Kitchen
- Three Spacious Bedrooms
- Sun Room With Access To The WC
- Landscaped Rear Garden
- Timber Framed Outbuilding With Power
- Detached Single Garage
- Ample Off Road Parking
- Desirable, Rarely Available Location Of Bramford Village

Guide price £525,000

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.

GROUND FLOOR
1362 sq.ft. (126.6 sq.m.) approx.



TOTAL FLOOR AREA: 1362 sq ft (126.6 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other areas 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 a guide to the prospective purchaser. The purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the floorplan. The floorplan is not to be used as a basis for any claim or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.