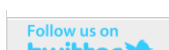


30 CHAPEL FIELD BRAMFORD



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30 CHAPEL FIELD BRAMFORD

Guide Price £380,000



We are pleased to offer for sale this **SUBSTANTIAL, EXTENDED & RE-MODELLED FOUR BEDROOM VILLAGE BUNGALOW** OCCUPYING A DELIGHTFUL CUL-DE-SAC POSITION, with generous off road parking and secluded west facing garden. Presented in excellent condition throughout ready for immediate occupation, offered with the benefit of no onward chain.

- SPACIOUS RECEPTION HALL
- SUPERB OPEN PLAN KITCHEN/DINING & LIVING ROOM
- SITTING ROOM
- MASTER BEDROOM WITH EN-SUITE
- THREE FURTHER BEDROOMS
- INDEPENDENT STUDY
- FAMILY SIZE BATHROOM
- PVC DOUBLE GLAZING / SOLAR PANELS & AIR SOURCE HEAT PUMP
- EXTENSIVE BLOCK PAVED DRIVE & EV CHARGER
- SECLUDED WEST FACING REAR GARDEN
- SHORT STROLL TO THE VILLAGE CENTRE
- NO ONWARD CHAIN

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Partners: K.W.Bahar & A.Salisbury

30 CHAPEL FIELD BRAMFORD

SITUATION:

The property occupies a prime residential position within an appealing peaceful cul-de-sac only a short walk to the well served and desirable village centre of Bramford. Bramford offers village superstore and post office, a public house, pharmacy and primary schooling. The county town of Ipswich is approximately three miles distance offering a wide range of shopping and recreational facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and onto the Midlands.

This exceptional bungalow, larger that it first appears has been extensively extended and re-modelled to provide impressive, flexible accommodation throughout. Features include master bedroom with newly fitted modern en-suite shower room, three further bedrooms and an independent study, a particular feature is the good quality, well fitted shaker style kitchen incorporating dining and living room with bi-folding doors opening to the garden, there is also a 17' sitting room. The property has been upgraded with energy efficient solar panels, air source heat pump and electric car charger. Internal viewing is essential to appreciate the size of the extensive accommodation and quality throughout.

RECEPTION HALL:

PVC double glazed entrance door, built-in airing cupboard.

SITTING ROOM:

17' 0" x 10' 0" (5.18m x 3.05m) Radiator, coved ceiling, tv point, open through to the kitchen/dining/living room.

KITCHEN/DINING/LIVING ROOM:

19' 11" x 19' 0" (6.07m x 5.79m) An impressive range of good quality shaker style base and wall mounted units finished in soft grey, white quartz worktops inset butler style sink with mixer tap, fitted water softener, integrated appliances include fridge and freezer, dishwasher, washing machine, stainless steel and black glass electric oven and eye level microwave, inset five ring black glass ceramic hob, stainless steel and glass extractor connected over, stone effect ceramic floor tiling, radiator, wall mounted tv, inset spotlights, PVC bi-folding doors opening to the garden, further PVC window to the rear aspect.

STUDY:

10' 6" x 8' 7" (3.2m x 2.62m) Radiator.

MASTER BEDROOM:

13' 6" x 11' 5" (4.11m x 3.48m) Space for wardrobes, tv point, PVC double glazed window overlooking the rear garden.

EN-SUITE:

Recently re-fitted good quality contemporary suite comprises low level wc with concealed cistern, ceramic wash hand basin with mono mixer tap, integrated vanity unit with storage cupboards and walk-in double shower enclosure with fixed glazed screen, generous chrome towel radiator, attractive metro style stone effect wall and floor tiling, inset spotlights, extractor fan.

BEDROOM 2:

13' 8" x 10' 0" (4.17m x 3.05m) Radiator, PVC window to the front aspect.

BEDROOM 3:

10' 0" x 8' 2" (3.05m x 2.49m) Radiator, PVC window to the front aspect.

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BEDROOM 4:

9' 7" x 9' 0" (2.92m x 2.74m) Radiator, PVC window to the front aspect.

FAMILY BATHROOM:

Contemporary white suite comprises panel bath with shower connected over and pivot glazed screen, low level wc and pedestal wash hand basin with mono mixer tap, extensive wall tiling with decorative border, tile effect flooring, extractor fan, towel radiator.

OUTSIDE:

To the front of the house there is an extensive, wide stone paved drive providing parking for numerous vehicles with electric car charging point. Solar panels are located to the front elevation. The rear garden has been designed with low maintenance in mind, large Indian sandstone paved terrace leading to a most impressive raised deck with fenced boundaries. Located within the rear garden there is a useful studio building with PVC double glazed windows and double doors, suitable for various uses.

POSTCODE: IP8 4HR

ENERGY RATING: C - 79

VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com

