



Connells

Bramblewood  
IPSWICH



## Property Description

A modern two-bedroom end terrace property offering comfortable and practical living throughout in a convenient location close to local amenities, schools and transport links. The home welcomes you with a bright and inviting lounge, a spacious kitchen/ diner with doors opening onto the rear garden. Upstairs there are two bedrooms with fitted wardrobes and a modern bathroom suite. Externally, the property enjoys allocated parking, a low maintenance garden and a versatile outbuilding ideal for a home office or entertaining space.

Bramblewood is particularly well placed for amenities and transport links, offering easy access to the A12 and A14 commuter routes, Ipswich mainline railway station with direct links to London Liverpool Street, and a range of local shops and services. Suffolk One Sixth Form College is nearby, along with pleasant walks and green spaces, making this an ideal home for professionals, first time buyers or those seeking a convenient yet peaceful location.

Early viewing is highly recommended to appreciate all that this attractive home has to offer.

## Entrance Hall

Accessed via double glazed entrance door and double-glazed window, consumer unit, pendant light and wood effect flooring flowing through the ground floor.

## Lounge

Stairs rising to the first floor, double glazed window to front, wood effect flooring, pendant light, radiator and access through to the kitchen/diner.

## Kitchen/Diner

Matching cream wall and base level units, tiled splash backs, space for cooker, inset stainless steel sink with half bowl drainer and pot wash style mixer tap, space for washing machine, tumble dryer and fridge freezer, pendant lighting, double glazed window to rear and double doors opening out to the rear garden.

## Landing

Carpeted, pendant light, access to partly boarded loft housing the combi boiler installed circa 2018 and doors leading to:

## Bedroom One

Carpeted, double glazed window to front, pendant light, radiator, fitted double wardrobe with mirrored sliding doors and built in storage cupboard.

## Bedroom Two

Carpeted, double glazed window to rear, pendant light, radiator and fitted double wardrobe with mirrored sliding doors.

## Bathroom

Bath with mixer tap, rainfall shower head and separate hand held shower, grey tiled walls, double glazed window to rear, tile effect laminate flooring, low level w/c, wash hand basin with mixer tap, built in vanity storage and heated towel rail.

## Outside

### Front Garden

To the front of the property there is a block paved area with pathway leading to the front door and allocated parking.

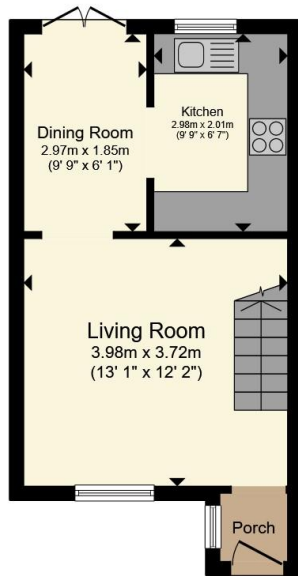
### Rear Garden

A tranquil and low maintenance rear garden comprising of a patio area, outside tap, side access, outside electrics and sensor lighting.

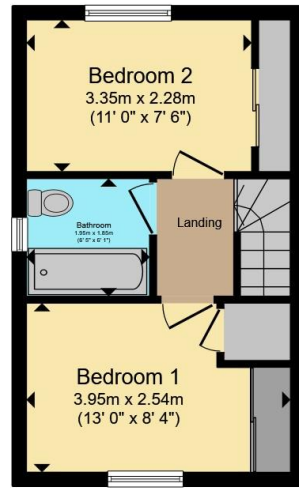
### Outbuilding

A versatile space ideal for entertaining or a home office, featuring gas radiator, pendant lighting, power and a separate consumer unit, double glazed windows and French doors, with an attached additional shed providing further storage with power and lighting.

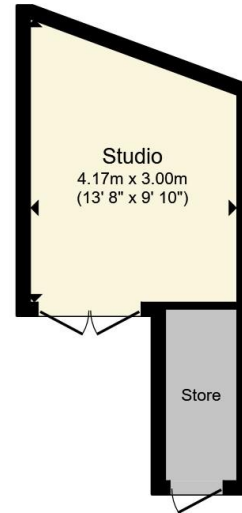




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 69.2 m<sup>2</sup> (745 sq.ft.) approx

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To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/ICH313084](http://connells.co.uk/Property/ICH313084)**

Tenure: Freehold



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Property Ref: ICH313084 - 0003