

# KEYSTONE



Brackenhayes Close, Ipswich, IP2 9AY

Offers In Excess Of £475,000

Generous detached Home  
Lounge  
Utility Room  
Cloakroom  
Double Garage & Driveway

Four Bedrooms  
Kitchen/Diner  
Study  
Family Bathroom  
Popular Location

# Brackenhayes Close, Ipswich IP2 9AY

Nestled in the desirable Brackenhayes Close this modern four-bedroom detached house presents an exceptional opportunity for families seeking a spacious and immaculate home. Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the contemporary kitchen/diner, which boasts a stylish design and ample space for family meals and gatherings.

The property features four well-proportioned bedrooms, providing plenty of room for family members or guests. The bathroom is thoughtfully designed, ensuring comfort and convenience for all. Immaculately maintained throughout, this home exudes a sense of warmth and sophistication, making it a perfect retreat from the hustle and bustle of daily life.

Additionally, the property benefits from a double garage, offering generous storage space and secure parking for vehicles. The surrounding area is peaceful and family-friendly, with local amenities and schools within easy reach and train station within walking distance, making it an ideal location for those looking to settle in a welcoming community.

In summary, this modern detached house in Brackenhayes Close is a rare find, combining style, space, and practicality in a sought-after location. It is a must-see for anyone looking to make a new home in Ipswich.



#### Front entrance door

Leading to entrance porch, with built-in storage cupboard, radiator and double oak doors leading to hallway, stairs to first floor.

#### Lounge

19'4 x 14'7

Window to front, two windows to side, electric feature fireplace and radiator.

#### Study

9'5 x 6'6

With window to side and radiator.

#### Cloakroom

Fitted with WC, vanity inset sink, tiled walls, heated towel rail and window to side.

#### Kitchen/Diner

27'8 x 9'3

Fitted with a range of base units and drawers with matching wall mounted cabinets, an island unit housing ceramic hob with extractor with granite work surfaces, butler sink, integrated fridge/freezer, built-in double oven, integrated microwave, glass splashback, two sets of sliding bi-folding doors to rear and underfloor heating.

#### Utility Room

Space and plumbing for washing machine, tumble dryer, sink and drainer unit, roof light and door to rear.

#### First floor landing

##### Bedroom 1

11'4 x 11'8

Window to front, radiator and built-in wardrobe.

##### Bedroom 2

11'4 x 9'6

Window to front and built-in wardrobe.

#### Second floor

##### Bedroom 3

9'5 x 8'9

Window to rear and radiator.

##### Bedroom 4

9'5 x 8'8

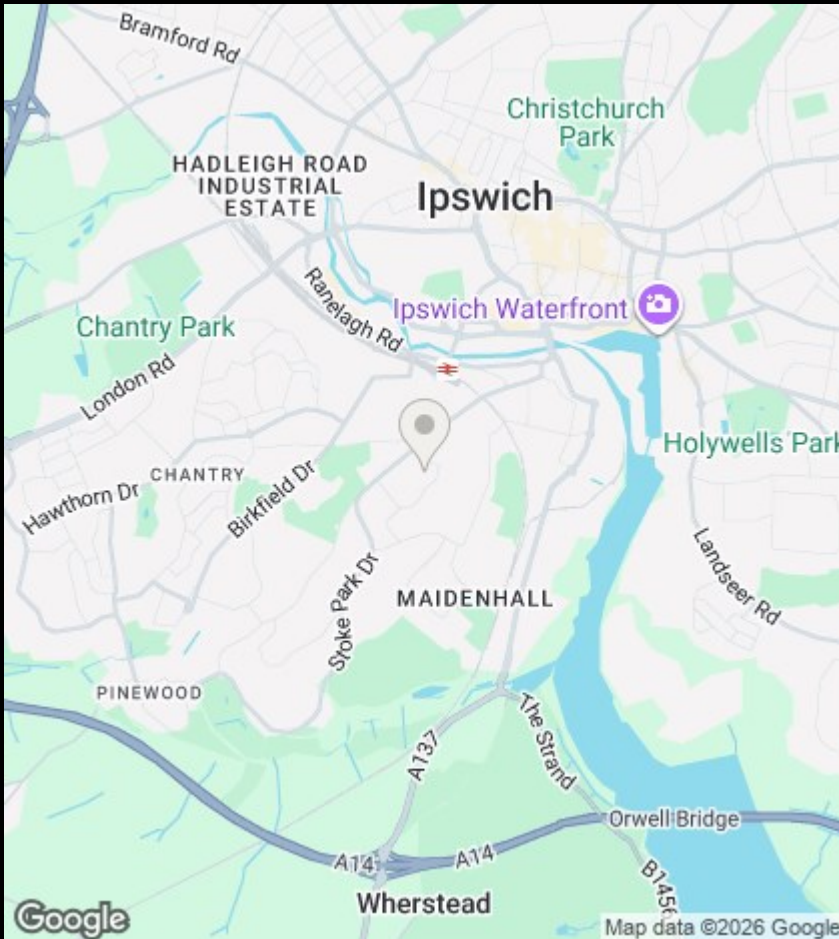
Window to rear and radiator.

#### Family Bathroom

Fitted with a suite comprising panelled bath, double walk in shower hand basin, WC, tiled walls, tiled flooring, underfloor heating and window to rear.

#### Outside

To the front of the property there is a large resin driveway that leads to a double garage with power and light connected and electric door. There is side access that leads to the rear garden, which has a large patio area and is landscaped in tiers with artificial grass, mature flower beds and borders. There is a timber shed and summer house with power and light connected with composite decking.



## Viewings

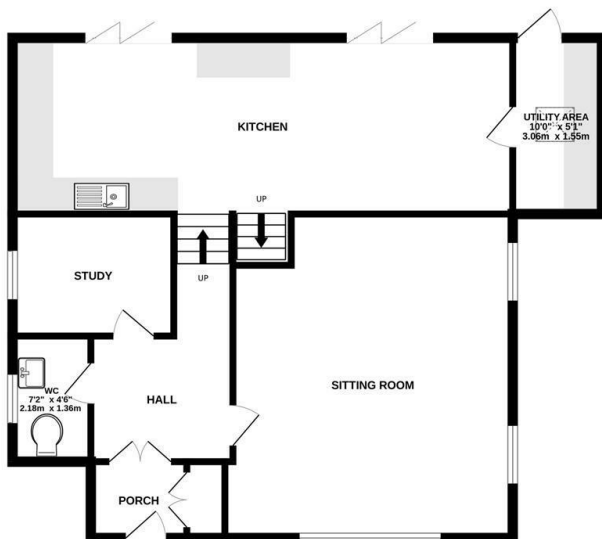
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

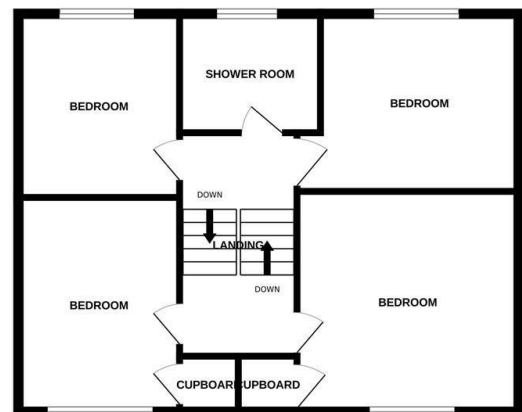
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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.  
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