



Connells

Acorn House Paper Mill Lane
Bramford IPSWICH

Acorn House Paper Mill Lane Bramford IPSWICH IP8 4DW

for sale offers in excess of
£200,000



Property Description

Occupying a superb ground floor position within the highly regarded Acorn House, this exceptional two-bedroom apartment offers a rare opportunity to enjoy the space and practicality of a bungalow or house, whilst benefiting from the affordability and low-maintenance lifestyle of apartment living. Originally developed from an iconic architect-designed building, Acorn House is a distinctive and attractive conversion set on the edge of Bramford, enjoying a semi-rural setting with beautiful field views whilst remaining conveniently positioned for everyday amenities, Ipswich town centre and excellent A14 transport links. The development is located between the sought-after villages of Bramford and Claydon, both offering a range of shops, schooling, public houses and local services, with Ipswich just a short drive away and providing a direct rail link to London Liverpool Street. The apartment itself offers deceptively spacious accommodation, a welcoming entrance hall leads to a stunning open-plan kitchen, living and dining room, creating an impressive social space ideal for modern living and entertaining. Two generous double bedrooms are complemented by their own en-suite bathrooms. Further benefits include a utility room/ cloakroom, gas-fired central heating and allocated parking. One of the property's standout features is the private enclosed rear garden backing onto open farmland, offering an enviable outdoor space.

Entrance Hall

Wood-effect flooring, radiator and doors leading to:

Open Plan Living / Dining Area

Spacious open-plan living and dining area featuring wood-effect flooring, radiator, recessed spotlights and double-glazed bi-fold doors opening onto the rear garden.

Kitchen

Fitted with a range of matching grey gloss wall and base units, integrated fridge/freezer and dishwasher, inset stainless steel one-and-a-half bowl sink with drainer and mixer taps, stylish tiled splash back, induction hob with extractor hood above, built-in oven and wall-mounted boiler.

Utility Room / Cloakroom

Providing space for a washing machine and tumble dryer, additional storage, heated towel rail, extractor fan, low-level w/c, and wash hand basin with mixer taps and tiled splash back.

Bedroom One

Double-glazed window to the front aspect, pendant light fitting and radiator.

En-Suite

Comprising a panel-enclosed bath with mixer tap and shower over, tiled walls and flooring, low-level w/c, wash hand basin, large wall mirror, recessed spotlights, extractor fan, and heated towel rail.

Bedroom Two

Double-glazed window, pendant light fitting, radiator and built-in double wardrobes.

En-Suite

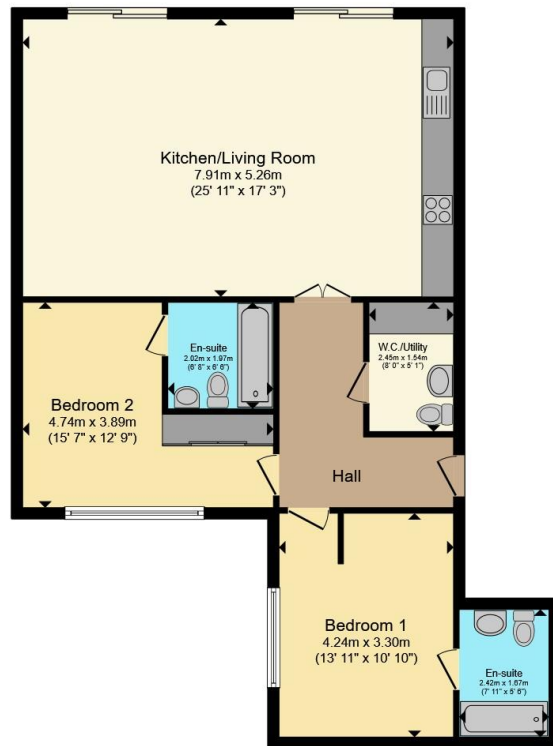
Comprising a panel-enclosed bath with mixer tap and shower over, tiled walls and flooring, low-level w/c, wash hand basin, large wall mirror, recessed spotlights, extractor fan, and heated

towel rail.

Private Rear Garden

Enjoy your own private outdoor space with this fully enclosed rear garden, benefiting from far-reaching field views beyond. The garden features a patio seating area, sleeper steps, outside tap, and garden shed.





Total floor area 94.0 m² (1,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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6 Princes Street
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EPC Rating:
Awaited

Council Tax
Band: B

Service Charge:
1650.00

Ground Rent:
100.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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