

32 PAPER MILL LANE BRAMFORD



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Guide Price £367,500

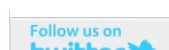


We are pleased to offer for sale this **BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS, ESTABLISHED, FOUR BEDROOM DETACHED VILLAGE HOUSE**. Occupying an easily accessible position situated within walking distance to the village centre, schools and shops and offering easy access to Ipswich and the A14.

- SPACIOUS ENTRANCE HALL
- 18' SITTING ROOM WITH FEATURE FIREPLACE
- GOOD QUALITY CONSERVATORY WITH PITCHED ROOF
- IMPRESSIVE UTILITY/CLOAKROOM
- WELL FITTED KITCHEN/DINING ROOM
- 15' LANDING WITH BUILT-IN STORAGE
- FOUR GENEROUS BEDROOMS
- RE-FITTED FAMILY BATHROOM
- GAS FIRED HEATING
- PVC DOUBLE GLAZING
- GARAGE & PARKING FOR UP TO 3 CARS
- SECLUDED SOUTH FACING REAR GARDEN

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SITUATION: The property occupies an appealing position within the well served and desirable village 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 established village house has been well cared for and upgraded, presented in beautiful condition throughout ready for immediate occupation. Features include a spacious entrance hall, bright and airy sitting room with central fireplace leading to a good quality conservatory which in turn overlooks the south facing garden. The kitchen has recently been re-fitted and leads to the dining room. On the first floor a spacious 15'9" landing gives access to four good size bedrooms and a re-fitted modern family bathroom. The rear garden is a particular feature, facing due south and offering a good degree of privacy. Internal viewing is essential to appreciate the deceptively spacious accommodation and presentation throughout.

ENTRANCE PORCH: Tiled floor, built-in cloaks cupboard, half glazed door to the entrance hall.

ENTRANCE HALL: Wood effect flooring, radiator, staircase to the first floor, window to the side aspect.

SITTING ROOM: 18' 4" x 12' 6" (5.59m x 3.81m) Wall light points, radiator, chimney breast with feature red brick surround, granite style heart and inset gas flame effect fire, bright and airy room with large window to the front, further window to the side, patio doors open to the conservatory.

CONSERVATORY: 9' 7" x 7' 5" (2.92m x 2.26m) Good quality wood grain PVC double glazed construction upon a red brick plinth with pitched roof, tiled floor, wide French doors opening to the garden.

UTILITY/CLOAKROOM: 8' 0" x 6' 3" (2.44m x 1.91m) Fitted low level wc, pedestal wash hand basin, built-in understairs storage cupboards, modern wall mounted gas fired boiler, base and wall mounted storage units, fitted worktop, plumbing for washing machine or dishwasher, space for tumble dryer, tiled floor, window to the rear aspect.

KITCHEN/DINING ROOM: 18' 9" x 9' 9" (5.72m x 2.97m) Fitted with a good range of base and wall mounted units and wide pan drawers, fitted worktops inset with one and a half bowl sink unit with mixer tap, inset four ring gas hob, black glass splashback, stainless steel extractor hood connected over, space for fridge/freezer, built-in wine fridge, built-in eye level stainless steel and black glass twin ovens, attractive metro style wall tiling, tiled floor, generous window overlooking the rear garden, half glazed PVC door to the side, central arch opens to the dining room.

DINING ROOM: Tiled floor, radiator, generous window to the front aspect.

FIRST FLOOR LANDING: 15' 9" (4.8m) Long. Access to the insulated loft space, built-in linen cupboard, separate built-in storage cupboard.

BEDROOM 1: 11' 9" x 10' 2" (3.58m x 3.1m) Radiator, space for wardrobes, generous window to the front aspect with views over meadowland.

BEDROOM 2: 12' 9" x 9' 0" (3.89m x 2.74m) Radiator, space for wardrobes, window to the front aspect with views over meadowland.

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BEDROOM 3: 11' 9" x 9' 0" (3.58m x 2.74m) Radiator, space for wardrobes, window overlooking the rear garden.

BEDROOM 4: 6' 9" x 6' 3" (2.06m x 1.91m) Radiator, window to the front aspect with views over meadowland.

FAMILY BATHROOM: Contemporary white suite comprises low level wc, generous pedestal wash hand basin with mixer tap, deep bath with decorative panel and shower mixer tap, independent shower enclosure with curved screen and electric shower, tile effect flooring, towel radiator, extensive mosaic wall tiling, window to the rear aspect.

OUTSIDE: To the front of the house there is parking for up to three cars giving access to the single garage with up and over door, area of garden to the side. Immediately to the front of the house there is an open lawn. Secure gated access to the side leads to the impressive south facing rear garden, predominately laid to lawn with flowering shrubs, vegetable garden and greenhouse, fenced boundaries, circular patio. To the further side of the house there is a useful storage area.

POSTCODE: IP8 4BS

ENERGY RATING: C - 69

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



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