



Bramford Road, Ipswich IP1 5AZ

welcome to

Bramford Road, Ipswich

This beautifully presented three bedroom, semi-detached family home has been significantly improved by the current owners and offers stylish, contemporary accommodation throughout. The property benefits from a bay fronted lounge, a stunning, open plan kitchen/diner/snug and a landscaped rear garden.

Entrance Hall

A bright and welcoming entrance hall with light Herringbone wood effect flooring, radiator, floor to ceiling, frosted double glazed window to the front, a composite front door and a fuse board.

Cloakroom

A stylish ground floor cloakroom with low level WC, wash hand basin (due to be fitted, feature wallpaper and half height wall panelling, light Herringbone wood effect flooring, wall hung lighting and double glazed window to the side.

Living Room

A superbly presented reception room with double glazed bay window to the front, carpet flooring, radiator, decorative wall panelling, wall hung lights and a bespoke fitted media wall with two integrated storage cupboards.

Kitchen/Diner/Snug

This impressive L-shaped, open plan living space is the heart of the home, thoughtfully designed for modern family life and entertaining.

Features include double glazed windows, overlooking the rear garden. patio doors providing direct garden access, light Herringbone wood effect flooring throughout, radiator, a range of eye and base level units in cashmere with stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, white Metro tiled splashbacks and an integrated dishwasher, wine cooler and microwave. The snug area benefits from

a fitted media wall, two large built-in storage cupboards and wall hung lights, This is an excellent space for family living and entertaining!

Utility Room

A practical and useful separate utility room with double glazed window to the side, light Herringbone wood effect flooring, a wall-mounted, gas fired boiler, chrome heated towel rail, base units matching the kitchen, a sink with chrome mixer tap, space and plumbing for a washing machine and space for a fridge/freezer.

First Floor Landing

Carpet flooring, a carpet runner to the staircase, double glazed window to the side and loft hatch.

Master Bedroom

A generous double bedroom benefiting from double glazed bay window to the front, carpet flooring, radiator and a full wall of L-shaped fitted wardrobes.

Bedroom Two

Double glazed window to the rear, carpet flooring, radiator and a built-in double wardrobe.

Bedroom Three

Double glazed window to the rear, carpet flooring, radiator and an alcove, ideal for wardrobes or additional storage.





Family Bathroom

Low level WC, pedestal wash hand basin, a panelled bath with shower attachment, tile effect flooring, chrome heated towel rail, partly tiled walls and frosted double glazed window to the front.

Outside: Front Garden & Driveway

A partially walled frontage with a large block paved driveway, providing ample off street parking and a side access leading to the rear garden.

Rear Garden

A sunny and relatively private rear garden with a large patio seating area, fully enclosed boundaries, a combination of slat and composite fencing, a generous lawned area, a side access, a shed and access to the cabin.

Cabin

A fantastic addition to the property, currently arranged as two separate spaces and ideal for home working, running a business or conversion to a garden snug.

Features include power, lighting, internet connection, fully insulated walls, wood effect flooring, spotlights, windows and a door to the front.



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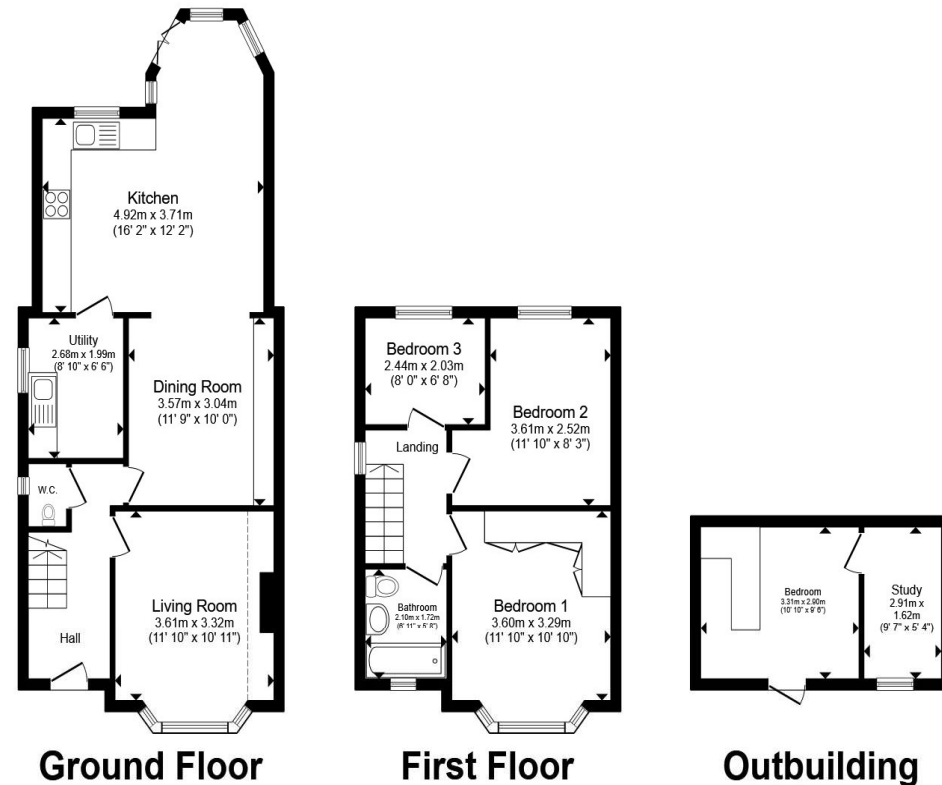
- Three bedroom, semi-detached family home
- Stunning lounge
- Impressive open plan kitchen/diner/snug
- Ground floor cloakroom
- Landscaped rear garden with cabin

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£290,000



Total floor area 110.5 m² (1,190 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


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