
Plot 7, Station Road
Bramptom

Templewicks are delighted to introduce to the market this exceptional luxury new-build Bungalow, individually designed and constructed by the award-winning Sprake & Tyrrell, renowned for their commitment to quality, craftsmanship and attention to detail.

Situated within an exclusive development of just nine beautifully designed homes in the sought-after village of Brampton, this impressive four-bedroom detached property offers a rare combination of contemporary living, high-quality construction and excellent transport links.

The location is particularly appealing for commuters, with Brampton Railway Station within easy walking distance. Regular hourly services operate to both Lowestoft and Ipswich, with London Liverpool Street accessible in approximately 2 hours and 15 minutes via a change at Ipswich. The village itself offers a peaceful setting while remaining conveniently positioned for access to the surrounding towns and amenities and access to the coast including Southwold which is a short drive away.

Thoughtfully designed with modern living in mind, the accommodation provides an excellent balance of formal and informal living space. The welcoming spacious sitting/dining room benefits from french doors opening directly onto the rear garden and patio. The impressive kitchen leads off the dining area and will be fitted with a range of quality units, with a choice of three colour finishes available. Integrated Neff appliances will include a dishwasher, fridge/freezer, hob and oven, creating a stylish and practical space for both everyday family life. The kitchen also benefits from LVT flooring and space and plumbing for both washing machine and tumble dryer.

Leading off the hall there a three double bedrooms, with two of the rooms benefiting from fitted wardrobes. The principal bedroom enjoys the added luxury of a private ensuite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom.

Outside, the property benefits from a generous private driveway providing off-road parking for several vehicles and leading to a single garage, complete with electrically operated door.

To the rear is a fully enclosed and private garden, thoughtfully landscaped with a paved patio area and lawn, providing an attractive setting for outdoor dining, entertaining and family use.

A range of quality finishes and choices will be available, allowing purchasers the opportunity to personalise elements of their new home. The kitchen will be offered with three colour choices, while the LVT flooring to the kitchen/dining room, ensuite and family bathroom will also be available in three colour options.

The property has been designed with modern energy efficiency in mind and will benefit from solar panels, an EV charging point and an air source heat pump. The heat pump will provide underfloor heating, offering an efficient and comfortable heating solution throughout the home. Combining exceptional craftsmanship with contemporary design, generous accommodation and a highly desirable village location, this outstanding new home represents an exciting opportunity to purchase a property designed for modern living from the outset. With only nine homes forming this exclusive development, early enquiries are highly recommended.

Property Disclaimer:

The property details are for guidance purposes only and do not form part of a legal contract. Whilst every care has been taken in preparation of these particulars; we advise potential buyers to check room measurements as all room measurements are approximate and therefore should not be relied upon.

The property is offered subject to contract and availability. Any services, systems or appliances referred to have not been tested by the selling agent unless specifically stated otherwise, and prospective purchasers are advised to satisfy themselves as to their condition and suitability.



Additional Information:

Local Authority : East Suffolk

Council Tax Band: TBC

Services: Air Source heat pump, electricity connected, water connected and private drainage.

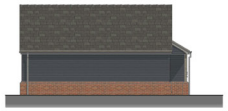
Viewings: By Appointment Only

Post Code: NR34 8EF

EPC Rating: Not Applicable

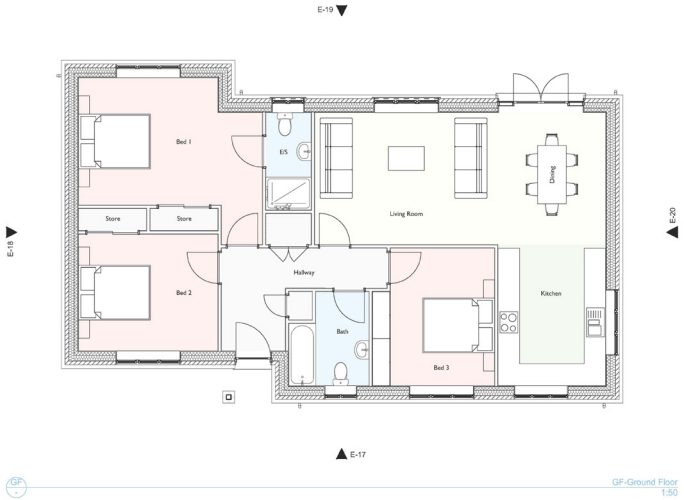
Guide Price : £475,000











Templewicks Estate Agents

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