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Ravens Lane, Ipswich,
£350,000



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GRACE ESTATE AGENTS are delighted to present beautifully renovated Three-Bedroom Semi-detached home with detached annexe. Set within the sought-after village of Bramford, this beautifully renovated three-bedroom semi-detached home offers stylish, contemporary living and will be completed to a high standard before a sale is agreed.

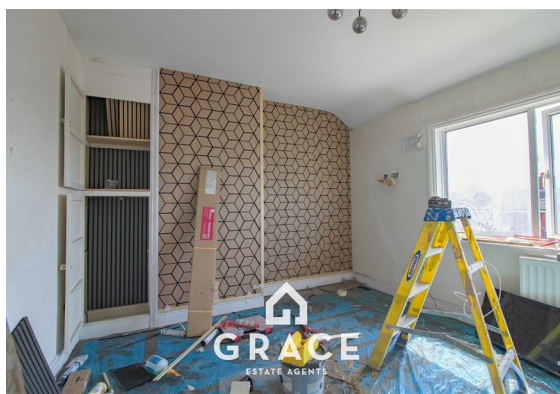
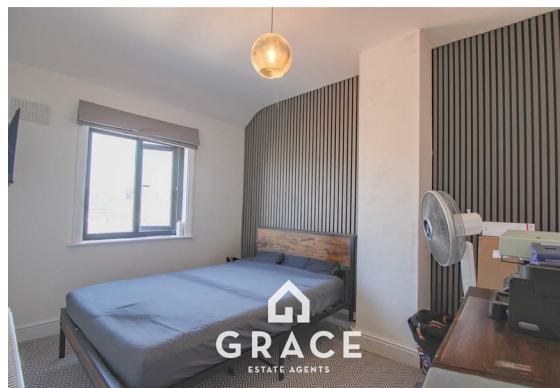
The property has been thoughtfully redesigned to provide bright and spacious accommodation throughout. At the heart of the home is a generous kitchen/dining room, creating the perfect space for everyday family life and entertaining. A well-proportioned living area, together with the convenience of both a ground floor shower room and a first-floor family bathroom, ensures the home is as practical as it is attractive.

Externally, the property continues to impress with a landscaped rear garden designed for low-maintenance outdoor enjoyment. A detached annexe, finished with striking herringbone timber cladding, provides exceptional versatility and could serve as a home office, studio, gym, guest accommodation or hobby space, subject to the purchaser's requirements.

To the front, a double-width driveway offers ample off-road parking for multiple vehicles.

Located in the popular village of Bramford, the property enjoys easy access to a range of local amenities, well-regarded schools, and excellent transport links to Ipswich and the A14, making it an ideal choice for commuters and families alike.

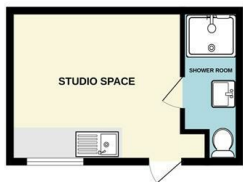
Offering the perfect combination of modern design, flexible living space and a desirable village location, this is an outstanding opportunity to purchase a beautifully finished home ready to move straight into upon completion of the renovation.






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ANNEX
207 sq.ft. (19.2 sq.m.) approx.



GROUND FLOOR
622 sq.ft. (57.7 sq.m.) approx.

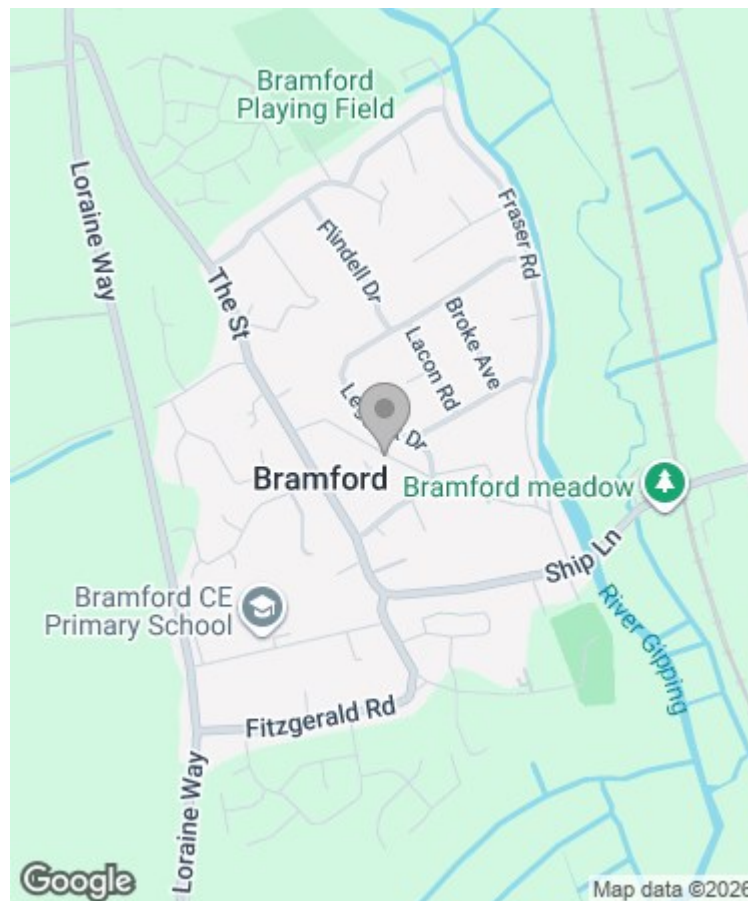


1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	86

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	