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Bronze Barrow Way, Ipswich,
Offers in Excess of £350,000

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GRACE ESTATE AGENTS are delighted to present this beautifully presented three-bedroom detached home, occupying a highly desirable, completely un-overlooked corner plot in the sought-after village of Bramford. Enhanced throughout by the current owners with high-quality upgrades, this stylish home is ready to move straight into. The property is only Three years old, and therefore benefits from a 7 year NHBC warranty.

The property offers a bright living room with an attractive bay window, bespoke Cafe-style shutters and fitted blackout blinds. The ground floor features premium Amtico flooring throughout and has been professionally decorated in Farrow & Ball paints.

To the rear, a spacious open-plan kitchen/dining room provides the ideal space for family living and entertaining, while a ground floor cloakroom completes the accommodation.

Upstairs are three well-proportioned bedrooms, including a generous principal bedroom with en-suite. All bedrooms benefit from bespoke Cafe-style shutters, with fitted blackout blinds throughout the home. Brand-new luxury carpets have been fitted to the stairs and first-floor landing, while all internal doors have been upgraded to high-quality solid oak doors.

Outside, there is off-street parking for two vehicles and a professionally completed partial garage conversion, creating a fully insulated and waterproofed studio, perfect for a home office, gym or hobby room, while retaining a powered garage storage area with an up-and-over door. An EV charging point is also installed.

Further benefits include Hive smart heating and an ADT alarm system.

- **Corner Plot, Three Bedroom Detached House**
- **Popular Village of Bramford**
- **Spacious Living Room With Bay Window**
- **Spacious Open Plan Kitchen/Diner**
- **Ground Floor Cloakroom**
- **Ensuite To Master Bedroom**
- **First Floor Bathroom**
- **Partially Converted Garage Single Garage**
- **EV Charger To The Side Of the Property**
- **Off Street Parking For Two Vehicles**

Entrance Hall

Radiator, Amtico flooring, access to the living room, kitchen/diner, cloakroom and stairs to the first floor.

Living Room

15'1" x 12'5" (4.60 x 3.80)

Double glazed bay windows to side aspect, double glazed window to front aspect, radiator and Amtico flooring.

Kitchen/Diner

15'1" x 10'4" (4.60 x 3.16)

Double glazed windows to front and rear aspect. Radiator, Amtico style flooring, matching eye level and base units with work tops over, space for fridge freezer, dishwasher and washing machine. Whole house water softening system, integrated Neff single oven and Neff gas hob with extractor fan over. Single bowl enamel sink with side drainer and mixer tap. Tiled splash back and double glazed French doors to the rear aspect.

Cloakroom
Radiator, low level WC, hand wash basin with mixer tap, tiled splash back and Amtico flooring.

Master Bedroom
11'3" x 9'9" (3.45 x 2.98)
Double glazed window to side aspect and access to the ensuite.

Ensuite
11'3" x 5'3" (3.45 x 1.62)
Double glazed window to front aspsct, radiator, tiled flooring and tiled splash back. Low level WC, hand wash basin with mixer tap, walk in shower with shower on a riser rail.

Bedroom Two
10'4" x 8'0" (3.16 x 2.46)
Double glazed window to front aspect and radiator.

Bedroom Three
10'4" x 7'6" (3.16 x 2.31)
Double glazed window to rear aspect and radiator.

Bathroom
Double glazed window to front aspect, radiator, low level WC, hand wash basin with mixer tap, panelled bath with shower on a riser rail, tiled flooring and splash back.

First Floor Landing
Radiator, access to the master bedroom, bedroom two, bedroom three, bathroom and stairs to the ground floor.

Outside
Rear garden - Patio area to the rear of the property, path leading to the studio. lawned area with mature shrubs and flowering plants. Bricked wall boundries.

Studio - Fully insulated and waterproofed studio, double glazed Upvc stable door and space for the tumble dryer.

Partially Converted Garage - access via an up and over door and power to the garage.

Front Garden - Neatly landscaped with low box hedging, flowering plants, shurbs and small ornamental trees. Access to the two parking spaces that are located to the side of the property and also an EV car charger.

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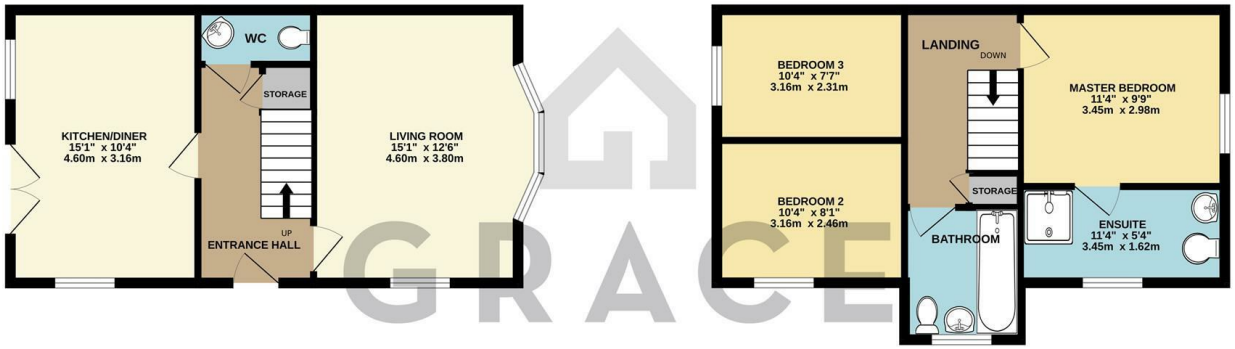
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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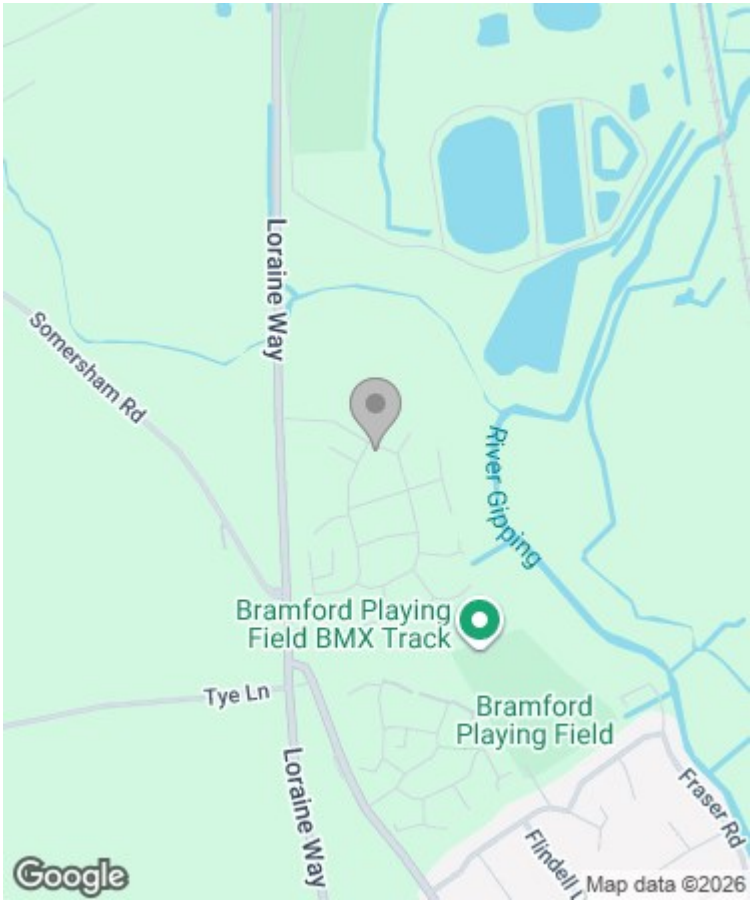

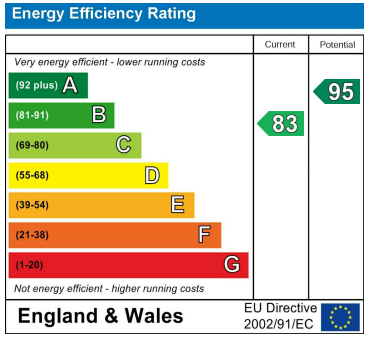

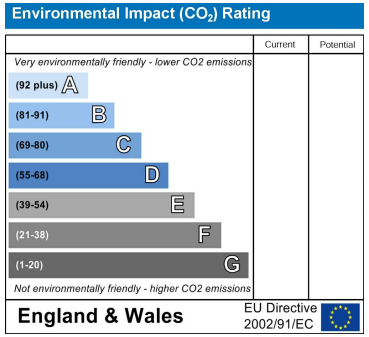

Viewing

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.

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