



**Chapel Field, Bramford, Ipswich, IP8 4HR**

**welcome to**

## **Chapel Field, Bramford, Ipswich**

This well-presented, two bedroom bungalow benefits from a seperate lounge and kitchen, a conservatory with doors to the garden, a low maintenance rear garden, an outside cabin/home office, a garage and off street parking for 4 vehicles.

### **Entrance Porch**

Tiled effect flooring, an entrance door to the side, double glazed windows to the side, a fuse box, one electric radiator and coat hanging space.

### **Lounge**

Wood flooring, one radiator, a wall mounted air conditioning unit, double glazed window to the front, with electric blinds, a fitted wood burner and a sliding, wooden door to the kitchen.

### **Kitchen**

Tiled effect flooring, eye and base level units in navy with wooden worktop surfaces, tiled splashback, an archway and door to the conservatory, a ceramic, one and a half bowl sink plus drainer with chrome mixer tap, integrated appliances and space for a washing machine.

### **Conservatory**

Wood effect flooring, partial brick construction, double glazed windows to the rear, two sets of French doors to the garden and one electric radiator.

### **Inner Hall**

Tiled effect flooring and loft hatch.

### **Master Bedroom**

Carpet flooring, one radiator, double glazed window to the front, air conditioning and a built in wardrobe.

### **Bedroom Two**

Carpet flooring, one radiator, double glazed window to the front and a built in wardrobe.

### **Bathroom**

Tiled effect flooring, double glazed window to the rear, grey tiled effect walls, enclosed WC, wash hand basin with chrome mixer tap, an airing cupboard, two heated towel rails and a shower with glass enclosure.

### **Outside: Garage**

With power and an electric roller door with fob.

### **Front Garden**

A block paved walkway leading to the front door, a stoned flower bed, a hard standing area, providing parking for 2 vehicles and a driveway to the side, with further parking for 2 vehicles, in front of the garage.

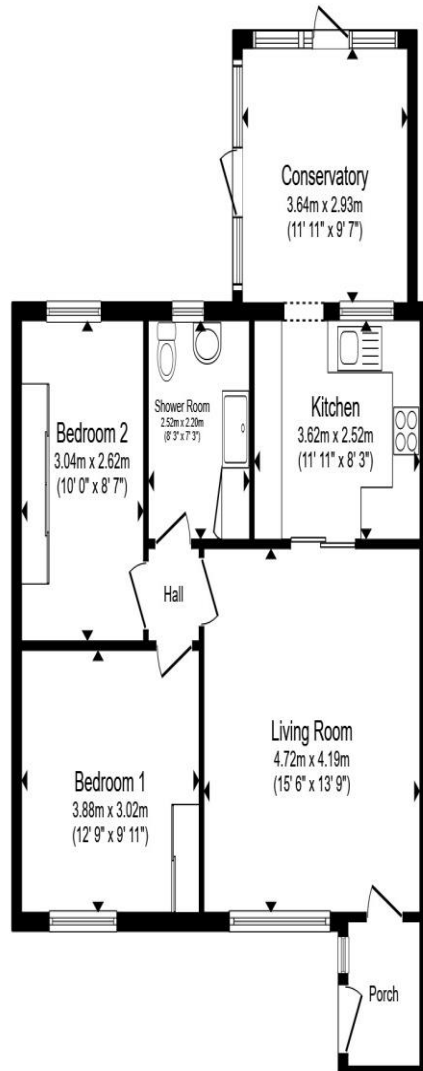
### **Rear Garden**

A un-overlooked, paved rear garden with a patio seating area, a wooden pergola, a water feature, trees, a grape vine, flower beds, planters, a wooden arch, a fully enclosed border, a shed and a green house.

### **Cabin**

A wooden cabin with power, carpet flooring and double glazed window to the front. This cabin could be used as a home office.





Total floor area 73.3 m<sup>2</sup> (790 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](http://www.propertybox.io)



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**Chapel Field,**  
**Bramford, Ipswich**

- Two bedrooms
- Seperate lounge & kitchen
- Conservatory
- Low maintenance rear garden
- Garage & off street parking for 4 vehicles

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£325,000**



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