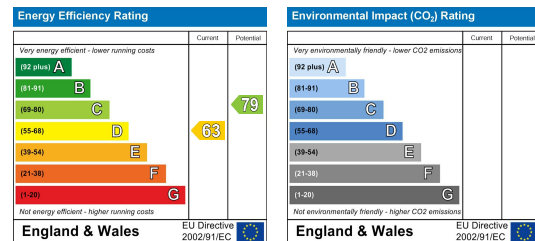


Total Area: 168.8 m<sup>2</sup> ... 1817 ft<sup>2</sup>



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 5 Vicarage Close, Bramford IP8 4AF

# £400,000

Situated in a Cul-De-Sac in the village of Bramford, near Ipswich, this impressive EXTENDED 5 bedroom detached house offers SPACIOUS accommodation for family living. The house boasts three well-appointed reception rooms and large kitchen all providing versatile spaces that can be tailored to your lifestyle. There is a downstairs cloakroom, 1st floor family bathroom and en-suite, double glazed windows, gas central heating and some underfloor heating downstairs. Sitting on around a half an acre plot with easterly facing rear gardens and woodland, ample off road parking and a garage. Now in need of further updating and offered with no onward chain.





## 5 Vicarage Close, Bramford, IP8 4AF

### HALLWAY:

Stairs off, window to rear, doors off

### CLOAKROOM:

Double glazed window, W.C, hand wash basin.

### LOUNGE: 14'9 x 12'5 (4.50m x 3.78m)

Double glazed window to front.

### DINING ROOM: 17'2 x 9'11 (5.23m x 3.02m)

Double glazed sliding doors to garden, laminate floor and under floor heating.

### KITCHEN: 13'10 x 13 (4.22m x 3.96m)

Double glazed windows to side and rear. Range of wall and base units, drawers, sink, gas hob and space for appliances. Laminate flooring, under floor heating, double glazed door to outside and through to...

### SITTING ROOM/SNUG: 13' x 10'10 (3.96m x 3.30m)

Double glazed windows to rear, laminate floor with under floor heating.

### 1st FLOOR LANDING:

### BEDROOM ONE: 15'9 x 13'2 (4.80m x 4.01m)

Double glazed window to rear, radiator and door to...

### EN-SUITE:

With a shower cubicle, hand wash basin, W.C, extractor, ladder towel radiator and tiled.

### BEDROOM TWO: 13'6 x 8'11 (4.11m x 2.72m)

Double glazed window to front and a radiator.

### BEDROOM THREE: 11'8 x 8'11 (3.56m x 2.72m)

Double glazed window to front and a radiator.

### BEDROOM FOUR: 9'11 x 8'5 (3.02m x 2.57m)

Double glazed window to rear, fitted wardrobes and a radiator.

### BEDROOM FIVE: 12'1 x 8'5 (3.68m x 2.57m)

Double glazed window to front and a radiator.

### FAMILY BATHROOM:

Double glazed window to rear, bath, separate shower cubicle, hand wash basin, W.C, towel ladder radiator and tiled floor.

### OUTSIDE:

To the front there is an open garden with a lawn, driveway providing off road parking and access to the garage. A side gate leads to the rear.

The rear garden has a raised patio area with steps down to a lawn. There is a variety of shrubs, flower beddings, trees and a summer house. There is a further woodland garden with a variety of trees. The whole plot including the formal gardens totals around half an acre (not measured).

### WOODLAND:

An extra parcel of land being mainly mature trees.

### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

