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Normans Close, Bramford, Suffolk,
IP8 4FB
Asking Price £350,000

Palmer & Partners

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- Hopkins Homes Build
- Link-Detached House
- Three Double Bedrooms
- Fully Integrated Kitchen
- Bathroom & En-Suite Shower Room
- Good Size Plot
- Off-Road Parking Carport
- Converted Garage: Storage & Home Office



Tucked away at end of a cul-de-sac on a Hopkins Homes new build development, in the heart of the popular village of Bramford and offering good access out to the A14 commuter trunk road, lies this nicely presented three-bedroom link-detached house. The property occupies a good size plot and comes with off-road parking and carport to the side and a detached garage to the rear which has been converted into part storage and a fully insulated home office. As agents, we recommend the earliest possible internal viewing to

appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor cloakroom, spacious kitchen/dining room with integrated kitchen appliances, lounge, first floor landing, family bathroom, and three good size double bedrooms, one of which benefits from an en-suite shower room.

Surrounded by the gentle Suffolk countryside with the River Gipping passing through, the historic village of Bramford offers an idyllic countryside lifestyle

with all the benefits of modern living close by. Located near to the A12 and A14 commuter trunk roads, and just three miles from Ipswich with direct railway links into London Liverpool Street Station, it provides the perfect balance between town and country. The village of Bramford offers many amenities including various shops, two churches, primary school, pub, sports ground, bowls club, and other social groups including a football club.

Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors leading to the cloakroom, kitchen/dining room and lounge.

Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin with tiled splashback, along with a radiator and an opaque window to the side aspect.

Kitchen/Dining Room: 17'9" x 9'2" (5.4m x 2.8m) Fitted with a range of Shaker-style eye and base units with drawers, roll edge work surfaces, sink and drainer, and metro tile splashbacks. All the



appliances are integrated and include a fridge freezer, dishwasher, washing machine, double oven and gas hob with extractor hood over. There is a tiled floor, space for a table and chairs, window to the rear aspect, French doors opening out to the rear garden, and double doors leading to:

Lounge: 15'5" x 10'10" (4.7m x 3.3m) Window to the front aspect, double doors leading to the kitchen/dining room, and two radiators.

First Floor Landing: Airing cupboard, a radiator, and doors to the bedrooms and bathroom.

Bedroom: 13'1" x 10'10" (4m x 3.3m) Window to the front aspect, a radiator, built-in double wardrobe, and a door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator and an opaque window to the front aspect.

Bedroom: 18'1" x 10'2" (5.5m x 3.1m) Window to the front aspect, Velux window to the rear aspect, and two radiators.

Bedroom: 10'10" x 9'2" (3.3m x 2.8m) Window to the rear aspect, a radiator, access to the loft, and a built-in wardrobe.



Family Bathroom: A three-piece suite comprising a bath, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, and an opaque window to the rear aspect.

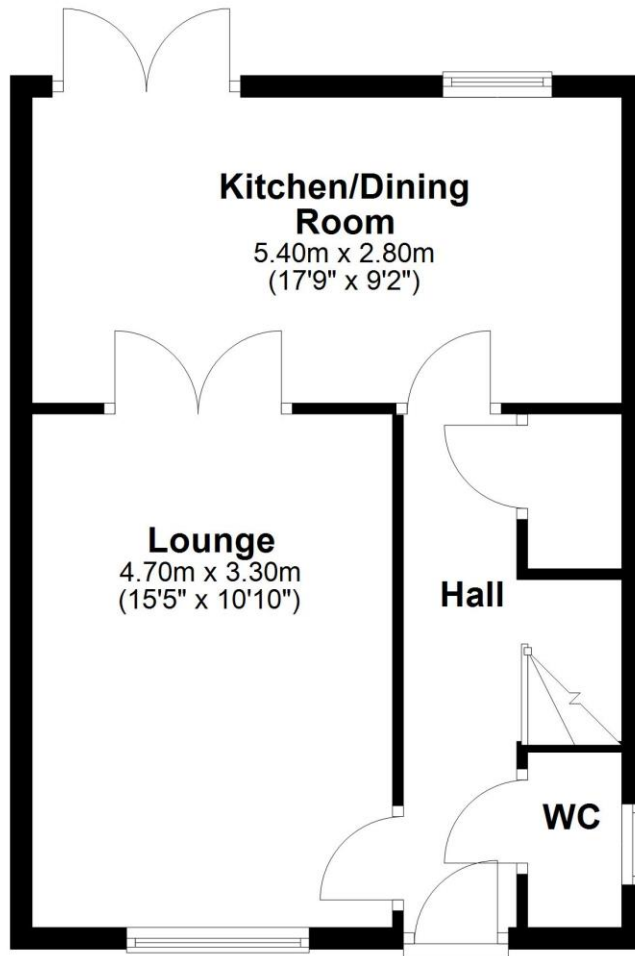
Outside: The frontage is laid to slate with established shrubs and alongside the property is a carport providing off-road parking in front of the garage. The good size rear garden is laid to lawn and enclosed by fencing and retaining wall with a patio area and access to the detached garage. The garage is to the rear and has been converted by the current owners, so the front part

is used as storage and has the original up and over door with the rear part being turned into a home office.

Detached Garage: The front part is used as storage with an up and over door to the front, a pedestrian door opening out to the rear garden, and door leading to the home office. The office has been insulated and has ceiling inset spotlights, an air conditioning unit which heats and cools, window to the rear aspect, and a Velux window, creating an ideal space for working from home.

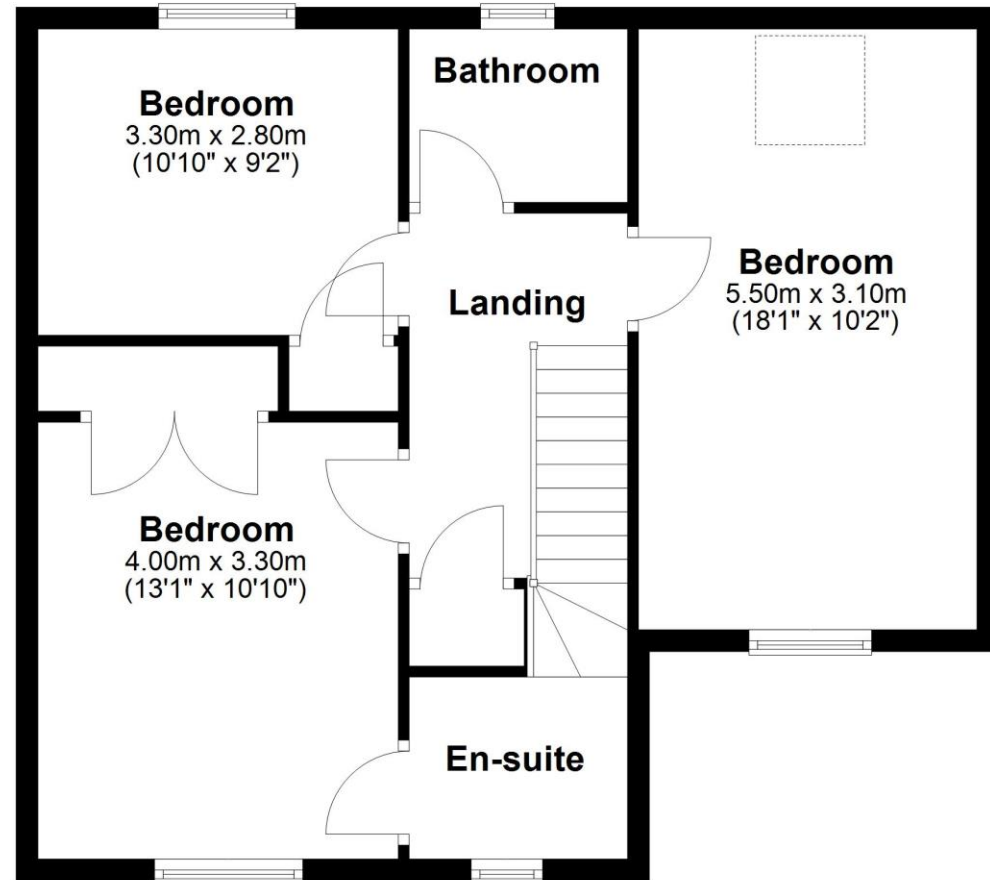
Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



First Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



Total area: approx. 99.7 sq. metres (1072.9 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: D



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