



Palmer & Partners



Bronze Barrow Way, Bramford,  
Suffolk, IP8 4FJ  
Offers in excess of £300,000

Palmer & Partners

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- No Onward Chain
- Modern Semi-Detached House
- Three Bedrooms
- Lounge
- Fully Integrated Kitchen/Dining Room
- Bathroom & En-Suite Shower Room
- Much Larger Than Average Rear Garden
- Parking to the Side
- Remainder of NHBC Builders' Insurance
- Built by Bellway Homes Just Two Years Ago



This nicely presented three-bedroom semi-detached house, located on the much sought-after Lockwood Place development in Bramford village offering good access out to the A14 commuter trunk road, was built by Bellway Homes just two years ago and has the remainder of the NHBC builders' insurance. The property is being sold with no onward chain and comes with parking to the side for two to three cars, an EV charger, and a much larger than average rear garden.

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, lounge, kitchen/dining room with integrated appliances, first floor landing, master bedroom with en-suite shower room, two further bedrooms, and the family bathroom.

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, and doors providing access to the cloakroom, lounge and kitchen/dining room.

**Cloakroom:** A two-piece suite comprising a close-couple WC and pedestal hand wash basin, along with a radiator, tiled splashbacks, tiled floor, and an opaque window to the front aspect.



**Lounge:** 17'10" x 10'9" (5.44m x 3.28m) Box bay window to the front aspect and a radiator.

**Kitchen/Dining Room:** 17'11" x 11'2" (5.46m x 3.4m) Fitted with a range of modern eye and base units with drawers, square edge work surfaces with matching upstands, and sink and drainer. All the appliances are integrated and include a fridge freezer, dishwasher, washing machine, oven and gas hob with extractor hood over. There is also a radiator, ceiling inset spotlights, large understairs cupboard, window to the rear

aspect, and a set of French doors opening out to the rear garden.

**First Floor Landing:** Window to the side aspect, two built-in cupboards, access to the loft, and doors leading to the bedrooms and bathroom.

**Master Bedroom:** 11'2" x 9'10" (3.4m x 3m) Window to the front aspect, a radiator, and door leading to:

**En-Suite Shower Room:** A three-piece suite comprising a shower enclosure, close-couple WC and pedestal hand wash basin, along with a radiator and tiled splashbacks.

**Bedroom Two:** 11'9" x 11' (3.58m x 3.35m) Window to the rear aspect and a radiator.

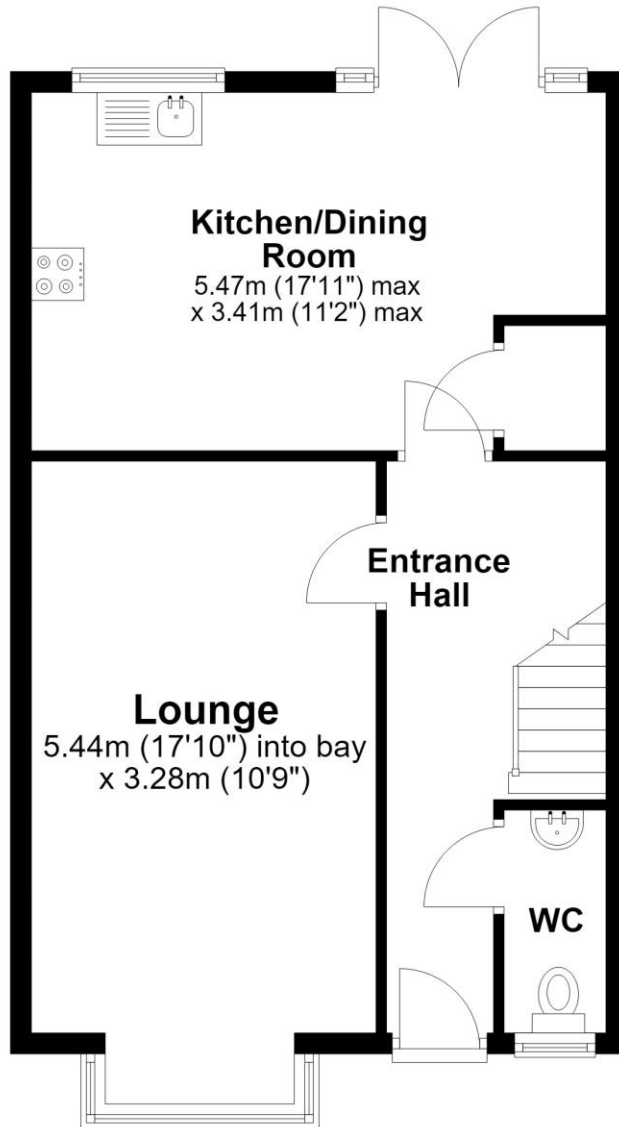
**Bedroom Three:** 8'2" x 7'9" (2.5m x 2.36m) Window to the rear aspect, a radiator, and built-in wardrobe with mirrored sliding doors.

**Family Bathroom:** A three-piece suite comprising a bath with shower over and shower screen, close-couple WC and pedestal hand wash basin, along with a radiator, part tiled walls, and an opaque window to the front aspect.

**Outside:** The front garden is laid to lawn with flowerbeds and shrubs flanking the path which leads to the front door. Above the front door is a canopy porch. To the side of the property is a driveway providing parking for two to three cars with an EV charger. The rear garden is much larger than average for this type of property and is predominantly laid to lawn with a patio area, wooden shed, outside tap, and is fully enclosed by fencing with gated side access out to the driveway.

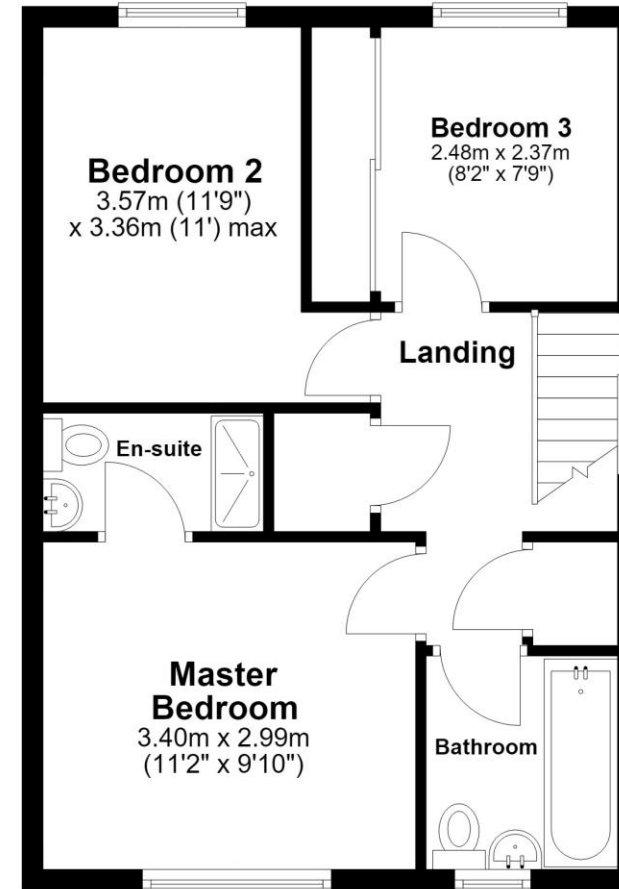
## Ground Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



Total area: approx. 93.4 sq. metres (1005.1 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: C



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