



Palmer & Partners



Paper Mill Lane, Bramford, Suffolk,
IP8 4BS

Guide Price £500,000 to £525,000

Palmer & Partners

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- Sought After Village Location
- Wonderful Detached Family Home
- Extended & Immaculately Presented
- Four Bedrooms
- Shaker Style Fitted Kitchen
- Living Room, Family Room & Dining Room
- Utility & Boot Room
- Family Bathroom, Ground Floor Cloakroom & En-Suite
- Stunning Landscaped Rear Garden
- Double Garage
- Off-Road Parking For Several Vehicles

Situated in the heart of the much sought after village of Bramford and just a couple of minutes from the A14 sits this wonderful four-bedroom extended detached family home. The property sits on a superb plot and is elevated and set back from the road with views across fields from the front and it has a stunning wrap around garden, to the front is ample off-road parking alongside a double garage which have electric doors. The garden is landscaped and has an entertaining area with a solid wood pergola which will remain. The property itself is immaculately presented throughout with a sophisticated and modern feel and includes a living room with french doors opening out to the rear garden and an open fire, a separate snug/family room with log burner, this opens through to a stunning fitted

kitchen with solid granite worktops which then opens through to a separate dining room with bi-fold doors leading out to the rear garden, a boot room, a utility room and a downstairs cloakroom. Whilst to the first floor are four good sized bedrooms, one of which is currently being used a dressing room, an en-suite and a 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.

Outside – Front: The property is elevated and set back from the road with a large block paved driveway providing parking for multiple vehicles and access to the double garage. There are steps up to the front of the property with tiered flower bed wooden sleeper borders and there is outside lighting.

Double Garage: 17 x 9 Electric doors with access from one to the other with power and light.

Front Door: Into:

Entrance Hall: Two double-glazed windows to the side aspect, radiator and coat cupboard, into:

Hall: Stairs up to the first floor and storage cupboard.

Ground Floor Cloakroom: Frosted double-glazed window to the side aspect, two-piece suite comprising WC and hand wash basin and radiator.

Living Room: 19'1" x 11'11" (5.82m x 3.63m) Dual aspect with double-glazed windows to the front and side aspect, french doors opening out to the rear garden, two radiators and an open fire with brick surround, wood mantle and hearth.

Snug/Family Room: 8'9" x 6'7" (2.67m x 2m) Double-glazed window to the front aspect, ceiling inset spotlights, radiator, wood burner with wood mantle and shelving in the alcoves. Opening to:



Kitchen: 14'1" x 9'9" (4.3m x 2.97m) Fitted with a matching range of shaker style eye and base level units with solid granite worktops and tiled splashbacks, tiled floor, ceiling inset spotlights, integrated large extractor, space for 7 ring range master style cooker, space for an American larder fridge freezer, integrated dishwasher and integrated microwave. Opening to:

Dining Room: 14'5" x 7'7" (4.4m x 2.3m) Vaulted ceiling with two velux windows, two double-glazed windows to the side aspect, bi-fold doors opening out to the rear garden, ceiling inset spotlights and tiled floor.

Utility: Double-glazed window to the rear aspect, fitted with eye and base level units, integrated washing machine, integrated tumble dryer,

boiler, tiled splashbacks and tiled flooring.

Boot Room: Door out to the rear garden, tiled flooring, built-in coat cupboard and shelving.

Landing: Solid oak wood balustrades, radiator, double-glazed window, large built-in cupboard and loft access with pull down ladder.

Bedroom: 14'11" x 9'11" (4.55m x 3.02m) Dual aspect with two double glazed windows to the side and front aspect, ceiling inset spotlights and radiator.

Bedroom: 13'1" x 9'4" (4m x 2.84m) Two double-glazed windows to the rear aspect, ceiling inset spotlights, built in wardrobe across one wall with sliding mirrored doors and radiator.

Bedroom: 11'11" x 9'11" (3.63m x 3.02m) Double-glazed window to the front aspect, ceiling inset spotlights and



radiator. Door to en-suite and dressing room/bedroom.

En-Suite: Frosted double-glazed window to the front aspect, ceiling inset spotlights, three-piece suite comprising corner shower cubicle, vanity hand wash basin with storage and WC, upright radiator, tiled floor and part tiled walls.

Bedroom: 11'11" x 8'10" (3.63m x 2.7m) Double-glazed window to the rear aspect, ceiling inset spotlights, built-in wardrobes and radiator. Currently being used as a dressing room.

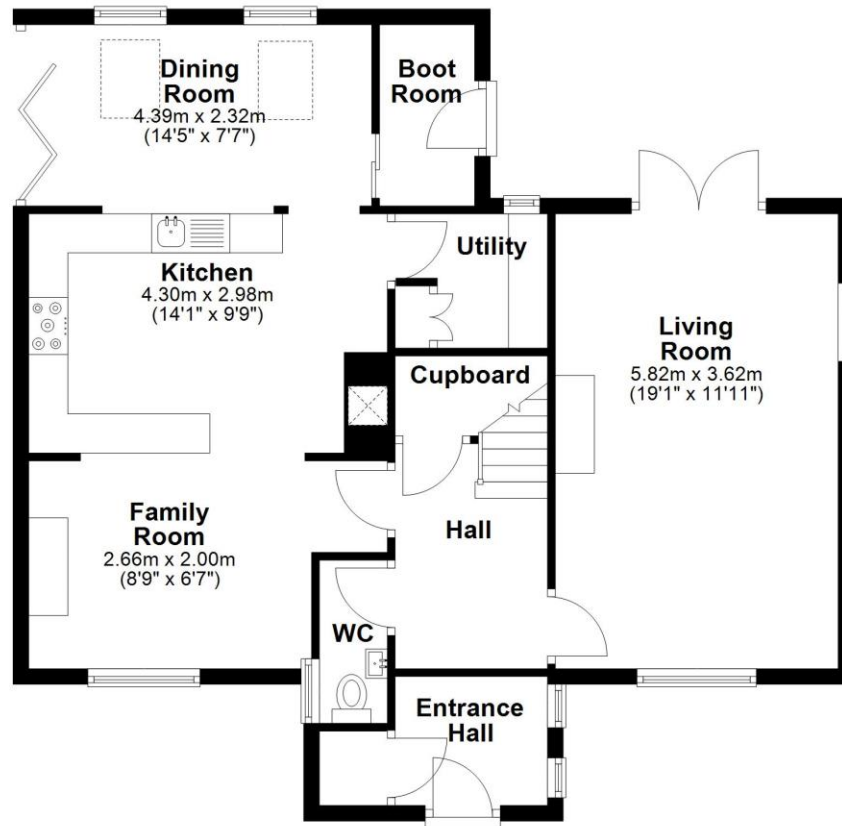
Bathroom: Frosted double-glazed window to the side aspect, ceiling inset spotlights, tiled walls and tiled floor, three-piece suite comprising bath with shower screen and rain shower over, vanity hand wash basin with storage

and WC, upright radiator and additional built-in storage cupboard.

Outside – Rear: The stunning wrap around rear garden is enclosed by panel fencing and has been landscaped to include three patio areas, one currently houses the hot tub (not included in the sale), the second patio area is off the rear of the property and a further raised patio area with decking which is covered by a solid wood pergola. The garden is predominately laid to lawn with raised flower bed wooden sleeper borders. Tucked away behind the garage to the side is a large wooden shed which is to remain and wood store. There is a side gate offering access back down to the front and outside lighting.

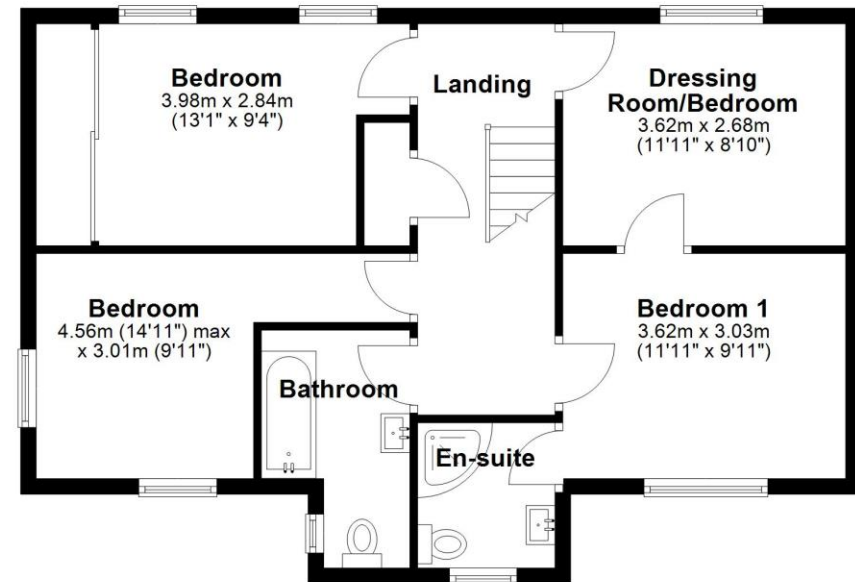
Ground Floor

Approx. 78.0 sq. metres (839.4 sq. feet)



First Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



Total area: approx. 142.7 sq. metres (1536.0 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

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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