



Palmer & Partners



Acton Road, Bramford, Suffolk, IP8  
4HZ  
Asking Price £230,000

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- Sought After Village Location
- Cul De Sac Position
- Link Detached Bungalow
- Two Reception Rooms
- Two Bedrooms
- Off-Road Parking
- Enclosed Rear Garden

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Tucked away in the heart of the much sought after village of Bramford and just a few minutes from the A14 sits this nicely presented two-bedroom link detached bungalow. Positioned at the end of a cul de sac the property benefits from being on a good-sized corner plot with off road parking to the front and a landscaped well stocked rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of

accommodation on offer which comprises entrance hall, a large living room, separate dining room, a modern fitted kitchen, a conservatory to the rear, two bedrooms, a store room, which the vendors have used as a bedroom in the past, and a wet 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.

**Outside – Front:** The block paved driveway provides off-road parking for one vehicle. There is ample communal parking to the side and a communal carpark for visitors.

**Front Door:** Into:

**Entrance Hall:** Into:

**Living Room:** 17'3" x 11' (5.26m x 3.35m) Large, double-glazed window to the front aspect and two radiators.

**Dining Room:** 8'2" x 7' (2.5m x 2.13m) Doors opening through to the conservatory and opening to the kitchen.



**Conservatory:** 7'6" x 7'5" (2.29m x 2.26m) Windows on all sides and door opening out to the rear garden.

**Kitchen:** 8'6" x 7' (2.6m x 2.13m) Double-glazed window to the rear aspect, fitted with a matching range of modern eye and base level units, tiled splashbacks, inset sink and drainer, space and plumbing for washing machine, integrated oven, hob and extractor and space for an undercounter fridge.

**Inner Lobby:** Airing cupboard which houses the boiler and radiator and built in storage.

**Wet Room:** Vanity hand wash basin with tiled splashback and storage under, WC and walk in shower with part tiled walls, tiled floor and radiator.

**Master Bedroom:** 11'7" x 9'4" (3.53m x 2.84m) Double-glazed window to the rear aspect and radiator.

**Bedroom Two:** 9'5" x 6'5" (2.87m x 1.96m) Double-glazed window to the front aspect and radiator.



**Store Room:** 6' x 5'8" (1.83m x 1.73m) Double-glazed frosted window to the side aspect, radiator and access to the loft. This room could be used as a bedroom.

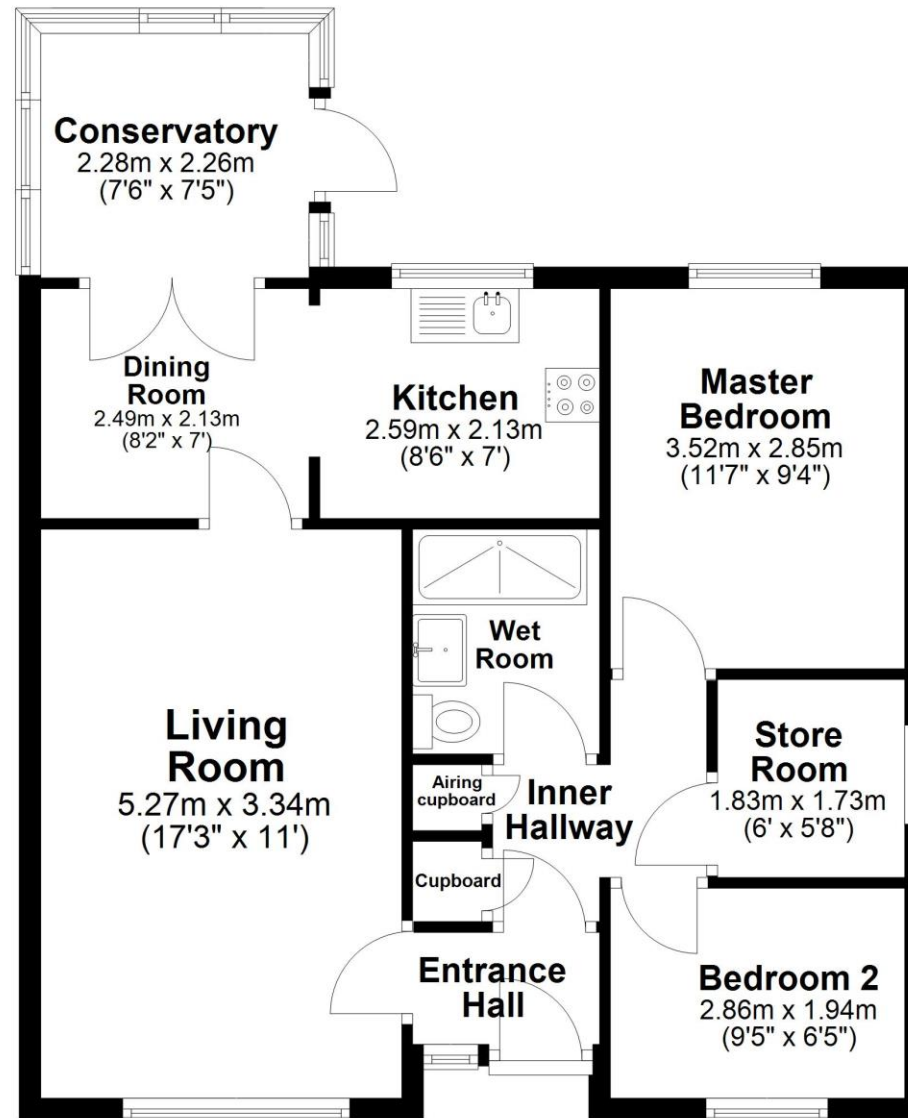
**Outside – Rear:** The rear garden is on a good-sized corner plot and is landscaped with a laid to lawn area, flowerbed and shrub borders, two patio areas, one which is covered with a pergola and gate offering access via a shared alleyway back down to the front. There is a large

shed/workshop which has power and lighting.



## Ground Floor

Approx. 64.9 sq. metres (698.5 sq. feet)



Total area: approx. 64.9 sq. metres (698.5 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

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: B



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

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