



Palmer & Partners



Thacker Close, Bramford, Suffolk, IP8

4FA

Asking Price £340,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Link-Detached House
- Three Bedrooms
- Spacious Lounge
- Fully Integrated Kitchen/Dining Room
- Bathroom & En-Suite Shower Room
- Rear Garden Backing onto Playing Fields
- Garage, Carport & Off-Road Parking



Located on a popular new build development in the sought-after village of Bramford lies this nicely presented three-bedroom link-detached house tucked away at the rear of the development. The property benefits from a beautifully landscaped rear garden backing onto playing fields giving it a very private and non-overlooked feel, a garage, carport and off-road parking, and two heating zones that are controlled; one for upstairs and one for downstairs. 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, living room, open plan kitchen/dining room with integrated appliances, first floor landing, master bedroom with en-suite shower room, two further good-sized double bedrooms, 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.

Entrance Hall: Radiator, staircase rising to the first floor with an understairs cupboard, and doors providing access to the ground floor rooms.

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.

Living Room: 15'4" x 10'11" (4.67m x 3.33m) Window to the front aspect, two radiators, and a set of double doors opening into:

Kitchen/Dining Room: 17'8" x 9'2" (5.38m x 2.8m) The kitchen is fitted with a range of modern eye and base units complete with drawers, roll edge work surfaces, a sink with drainer, and stylish metro tile splashbacks. Integrated appliances include a fridge freezer, dishwasher, washing machine, oven, and a gas hob with extractor hood above. Additional features include a radiator, tiled flooring, and ceiling inset spotlights, with ample space for a breakfast table and chairs. A rear-aspect window



and a set of French doors opening onto the garden allow natural light to pour into the room, creating a bright and welcoming space.

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

Master Bedroom: 13' x 10'10" (3.96m 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 a window to the front aspect.

Bedroom Two: 13' x 10'3" (3.96m x 3.12m) A dual aspect bedroom with window to the front and Velux to the rear, two radiators, access to the loft, and built-in storage with mirrored sliding doors.

Bedroom Three: 11'4" x 9'2" (3.45m x 2.8m) Window to the rear aspect, a radiator, and a built-in wardrobe.

Family Bathroom: A three-piece suite comprising a low-level WC, pedestal hand wash basin and bath with shower over and glass panel, with this area being fully tiled. There is also a radiator, half-height tiled walls, and an opaque window to the rear aspect.

Outside: The frontage is laid to lawn with attractive shrub borders

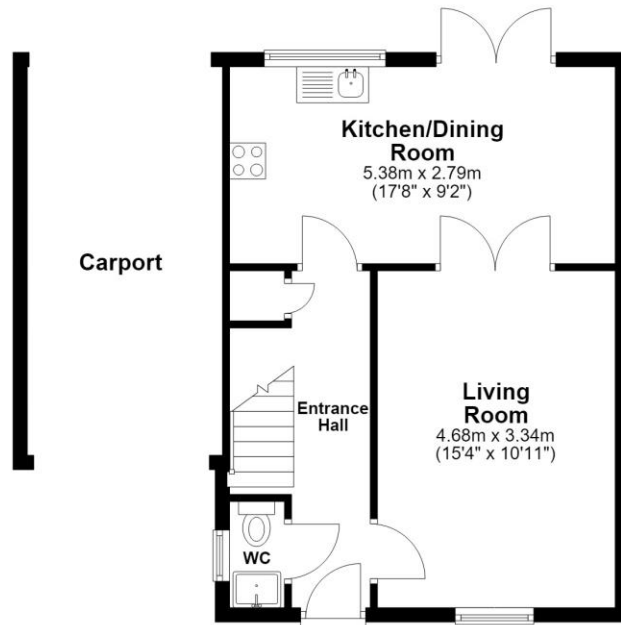
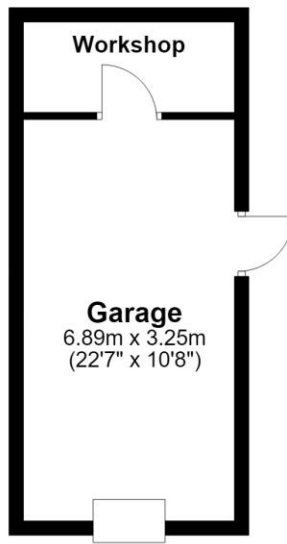
and a pathway leading to the front door. To the side, a block-paved driveway provides access to a carport positioned in front of the garage. The delightful rear garden is private, non-overlooked, and backs directly onto playing fields. Thoughtfully landscaped by the current owner, it features a generous lawn bordered by mature flowers and shrubs, along with two separate patio areas ideal for outdoor dining and relaxation. Additional features include outside lighting, an outside tap, raised flowerbeds, and a greenhouse situated behind the garage. There is also a door into the garage, and the entire garden is enclosed by

fencing. Gated side access leads to the parking area in front of the garage, which offers space for two to three cars and includes a power socket ready for an EV charger installation.

Garage: 22'7" x 10'8" (6.88m x 3.25m) The garage has an up and over door, a pedestrian door opening out to the rear garden, power and light connected, and a workshop area.

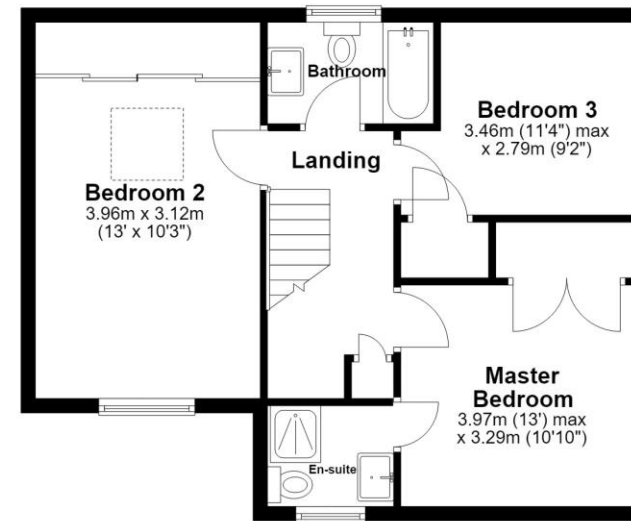
Ground Floor

Approx. 75.7 sq. metres (814.7 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.4 sq. feet)



Total area: approx. 127.1 sq. metres (1368.1 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: D



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ
01473 211705
suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com