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Duckamere, Bramford, Suffolk, IP8

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Offers in excess of £280,000

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- No Onward Chain
- Spacious Detached Bungalow
- Two Double Bedrooms
- 22ft Lounge/Dining Room
- Kitchen & Utility Room
- Conservatory
- Bathroom & En-Suite Shower Room
- Off-Road Parking & Detached Garage
- Would Benefit from Updating & Modernising
- Well-Stocked Courtyard Rear Garden



Located in the heart of the sought-after village of Bramford and just a few minutes from the A14 commuter trunk road, lies this spacious two-bedroom detached bungalow which is being sold with no onward chain and occupies a good size plot. The bungalow would benefit from some updating and modernising and comes with off-road parking for three to four vehicles, a detached garage, and a well-stocked courtyard rear garden. An internal viewing is highly recommended to fully appreciate the space on offer and the

accommodation comprises a large front porch, entrance hall, two well-proportioned double bedrooms with one benefitting from an en-suite shower room, 22ft triple aspect lounge/dining room, kitchen and utility room, conservatory, and 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 bungalow is set back from the road with a large frontage and can accommodate off-road parking

for three to four vehicles. The garden is laid to lawn with mature trees, a water feature, well-stocked flowerbeds, and is enclosed by low-retaining wall.

**Detached Garage:** 17'1" x 9'2" (5.2m x 2.8m) Electric up and over door, power and light connected, and a pedestrian door opening out to the rear garden.

**Front Porch:** The large porch has a window to the front aspect, tiled floor, and a door leading to:

**Entrance Hall:** Built-in cupboard, a radiator, and doors to the



bedrooms, inner lobby, lounge/dining room and kitchen.

**Bedroom One:** 11'4" x 10'2" (3.45m x 3.1m) A dual aspect bedroom with windows to the rear and side, a radiator, ceiling inset spotlights, built-in bedroom furniture, and a door leading to:

**En-Suite Shower Room:** A three-piece suite comprising a shower enclosure, low-level WC and vanity hand wash basin with ample storage beneath, along with a radiator, tiled walls, and an opaque window to the rear aspect.

**Bedroom Two:** 10'6" x 10' (3.2m x 3.05m) Window to the front aspect, a radiator, and built-in bedroom furniture.

**Lounge/Dining Room:** 22'8" x 11'11" (6.9m x 3.63m) A triple aspect reception room with windows to the front and side and a set of sliding patio doors opening out to the front. There are two radiators, a feature fireplace, and a serving hatch through to the kitchen.

**Kitchen:** 10'6" x 8'10" (3.2m x 2.7m) Fitted with a range of matching eye and base units, square edge work surfaces, sink and drainer, tiled splashbacks, space for undercounter appliances, built-in

extractor hood, radiator, airing cupboard, serving hatch through to the lounge, window to the side aspect, and a doorway leading to:

**Utility Room:** 6' x 3'8" (1.83m x 1.12m) Eye and base units, space and plumbing for a washing machine, and a door leading to:

**Conservatory:** 12'11" x 8'7" (3.94m x 2.62m) Window surround, French doors opening out to the rear garden, opaque window through to the bathroom, and a radiator.

**Inner Lobby:** Window to the rear aspect and a door leading to:

**Bathroom:** A three-piece suite comprising a bath, close-couple WC and vanity hand wash basin with storage beneath, along with a heated towel rail, wall-mounted vanity unit, tiled splashbacks, and an opaque window through to the conservatory.

**Outside – Rear:** The courtyard garden is laid to patio with a shed and greenhouse, outside tap, door to the garage, rose bushes and shrubs, and is fully enclosed by fencing and retaining wall. The garden wraps round both sides of the bungalow with access to either side leading round to the front.

## Ground Floor

Approx. 89.2 sq. metres (959.9 sq. feet)



Total area: approx. 89.2 sq. metres (959.9 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

2 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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