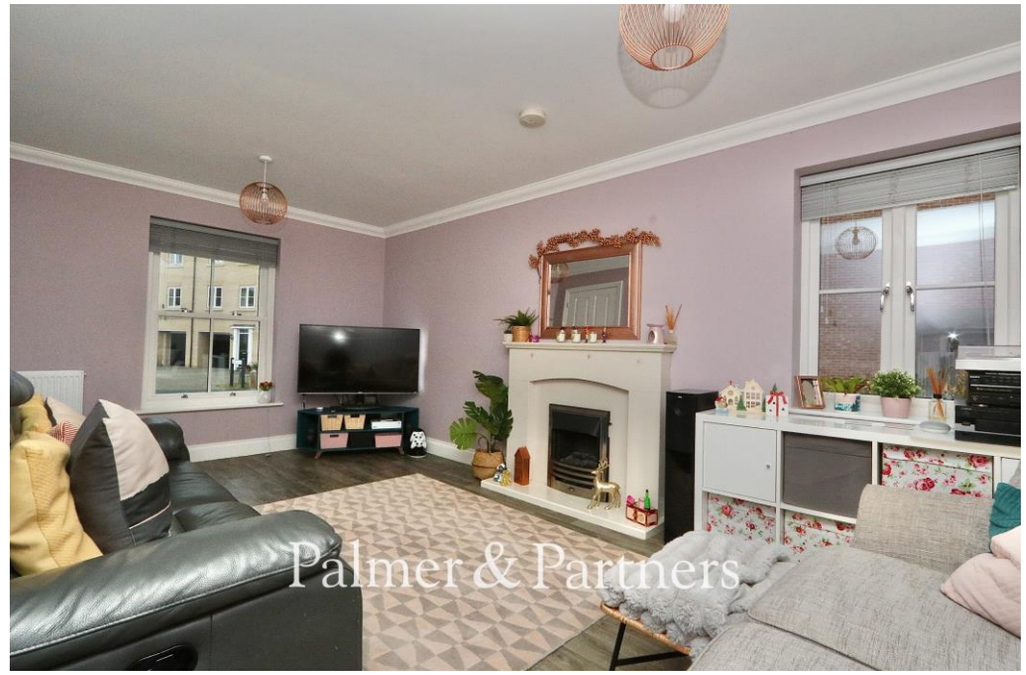


Thacker Close, Bramford, Ipswich,
Suffolk, IP8 4FA
Guide Price £375,000 to £400,000

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- Impressive Link-Detached House
- Four Bedrooms
- 18ft Dual Aspect Lounge
- 18ft Open Plan Kitchen/Dining Room
- Integrated Kitchen Appliances
- Bathroom & En-Suite Shower Room
- Carport & Driveway
- Off-Road Parking for Three Cars
- Low-Maintenance Rear Garden
- Partially Converted Detached Garage



Tucked away down a cul-de-sac in the sought-after village Bramford, offering good access out to the A14 commuter trunk road, lies this impressive four-bedroom link-detached family home. The property benefits from a carport and driveway providing off-road parking for three cars to the side, a generous low-maintenance rear garden, and a detached garage which has been partially converted and now provides an area for storage and a work-from-home office which is insulated.

A summary of the accommodation is as follows: entrance hall, spacious dual aspect lounge, 18ft open plan kitchen / dining room with integrated appliances, ground floor cloakroom, first floor landing, family bathroom, and four bedrooms, one of which has an en-suite shower 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.

Entrance Hall: Radiator, stairs to the first floor, and doors to the lounge, dining room and cloakroom.

Lounge: *18'5" x 11' (5.61m x 3.35m)* Dual aspect with windows to the front and side aspects, feature fireplace, and two radiators.

Kitchen / Dining Room: *18'11" x 17' (5.77m x 5.18m)* The L-shaped open plan kitchen / dining room offers a range of modern J-Pull eye and base level units with square edge work surfaces and upstands, and a sink and drainer. All the appliances are integrated and include a fridge freezer, washing machine, dishwasher, oven and gas hob with extractor hood over. There is a large island incorporating a breakfast bar with ample storage





beneath, understairs cupboard, radiator, tiled floor, ceiling inset spotlights, windows to the front and side aspects, French doors opening out to the garden, and a door opening out to the side providing access to the carport.

Cloakroom: A two-piece suite comprising low-level WC and pedestal hand wash basin with tiled splashback; and a radiator.

First Floor Landing: Airing cupboard, further built-in cupboard, and doors to the bedrooms and bathroom.

Bedroom: *17'10" x 10'5" (5.44m x 3.18m)* Window to the side aspect, Velux window, two radiators, and loft access.

Bedroom: *15'4" x 11'4" (4.67m x 3.45m)* Window to the front aspect, radiator, and door through to:

En-Suite Shower Room: A three-piece suite comprising shower enclosure, low-level WC and hand wash basin; with a radiator and opaque window to the front aspect.

Bedroom: *11'4" x 10' (3.45m x 3.05m)* Window to the front aspect, radiator, and built-in wardrobe.

Bedroom: *11'5" x 7'4" (3.48m x 2.24m)* Velux window to the side aspect and radiator.

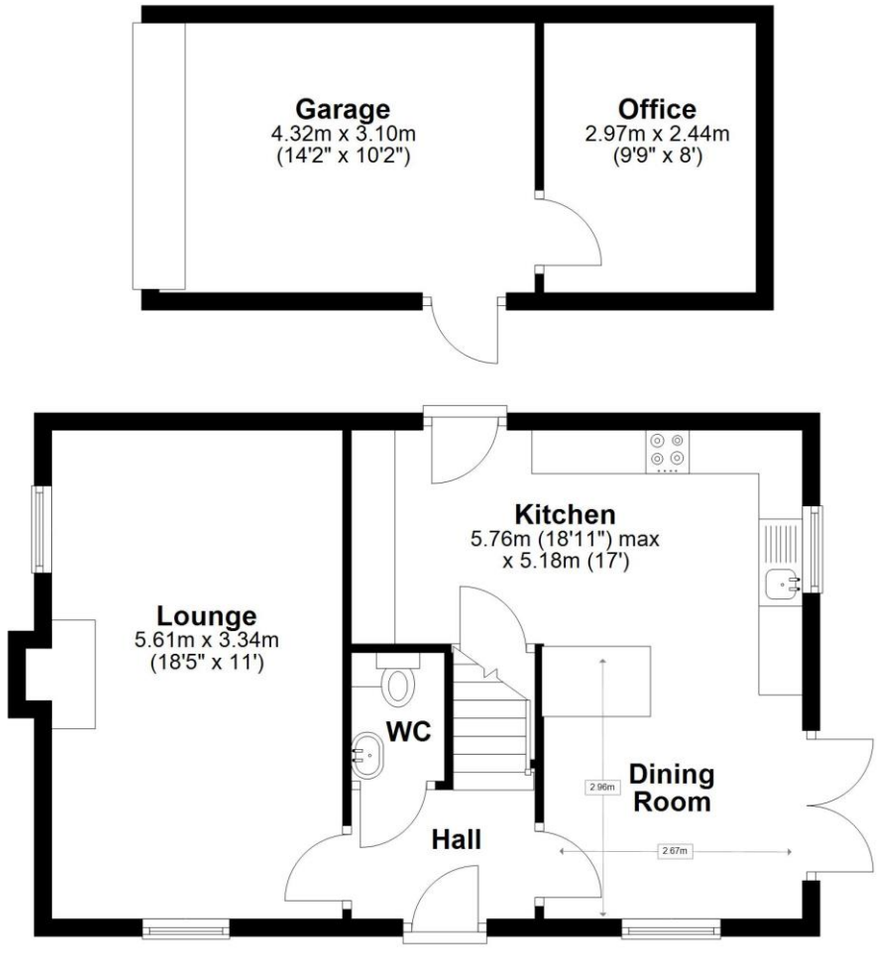
Family Bathroom: A three-piece suite comprising bath, low-level WC and pedestal hand wash basin; with half-height tiled walls and opaque window to the side aspect.

Outside: To the front of the property there are mature shrubs flanking a path to the front door. A carport and driveway are to the side and provides off-road parking for three cars in front of the detached garage at the rear. The good size low-maintenance rear garden is predominantly laid to lawn with a patio seating area, outside lighting and power socket, door to the garage, and is fully enclosed by fencing and retaining wall. There is a gate providing access to the carport and driveway, which is front of the detached garage, and behind the garage in the rear garden is a laid to bark area which could be used as a children's play area.

Detached Garage: The garage has been partially converted and part of it is used for storage with power and light and an up and over door (measures 14'1" x 9'10"); whilst the remainder is used as an office with power and light and is fully insulated (measures 10'2" x 7'10").

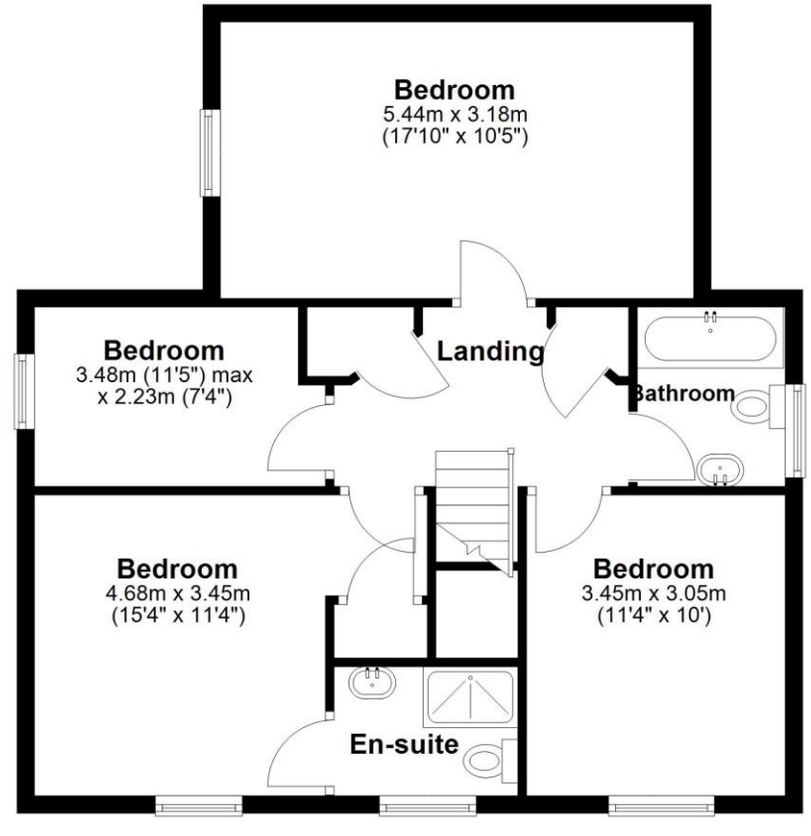
Ground Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.2 sq. feet)



Total area: approx. 134.9 sq. metres (1451.7 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.


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Attributes

4 Bedrooms, 2 Bathroom, 1 Reception,
EPC Rating: B
Council Tax Band: D





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