



Palmer & Partners



Queen Elizabeth Way, Bramford,
Suffolk, IP8 4GA
Offers in excess of £280,000

Palmer & Partners

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- Modern Semi-Detached House
- Two Double Bedrooms
- Lounge/Dining Room with Bi-Folds
- Modern Kitchen
- Bathroom & En-Suite Shower Room
- Ground Floor Cloakroom
- Air Source Heat Pump
- Off-Road Parking for Two to Three Cars
- Good-Sized Low-Maintenance Rear Garden



Situated on the modern Hopkins Home, Church View development in the heart of Bramford village and offering good access out to the A14 commuter trunk road lies this nicely presented two-bedroom semi-detached house. The property comes with an air source heat pump, off-road parking to the side for two to three cars, and a good-sized low-maintenance rear garden. 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, lounge/dining room with bi-fold doors, modern kitchen, first floor landing, two double bedrooms with one benefitting from an en-suite shower room, and a 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: Staircase rising to the first floor and doors providing access to:

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin with tiled splashback, along with an opaque window to the side aspect.

Lounge/Dining Room: 15'2" x 14'4" (4.62m x 4.37m) Bi-fold doors opening out to the rear



garden, understairs cupboard, and opening through to:
Kitchen: 9'8" x 7'9" (2.95m x 2.36m) Fitted with a range of modern eye and base level units and drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, and a window to the front aspect. Integrated appliances include a fridge freezer, dishwasher, oven and electric hob with extractor hood over, and there is space and plumbing for a washing machine.

First Floor Landing: Window to the side aspect and doors providing access to the bedrooms and bathroom.

Bedroom: 11' x 10'11" (3.35m x 3.33m) Two windows to the front aspect, a radiator, airing cupboard, built-in double wardrobes, and access to the loft.

Bedroom: 11' x 9'2" (3.35m x 2.8m) Window to the front aspect, a radiator, built-in wardrobe, 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 deep drawers beneath, along with a heated towel rail, tiled flooring, and half-height tiled walls.

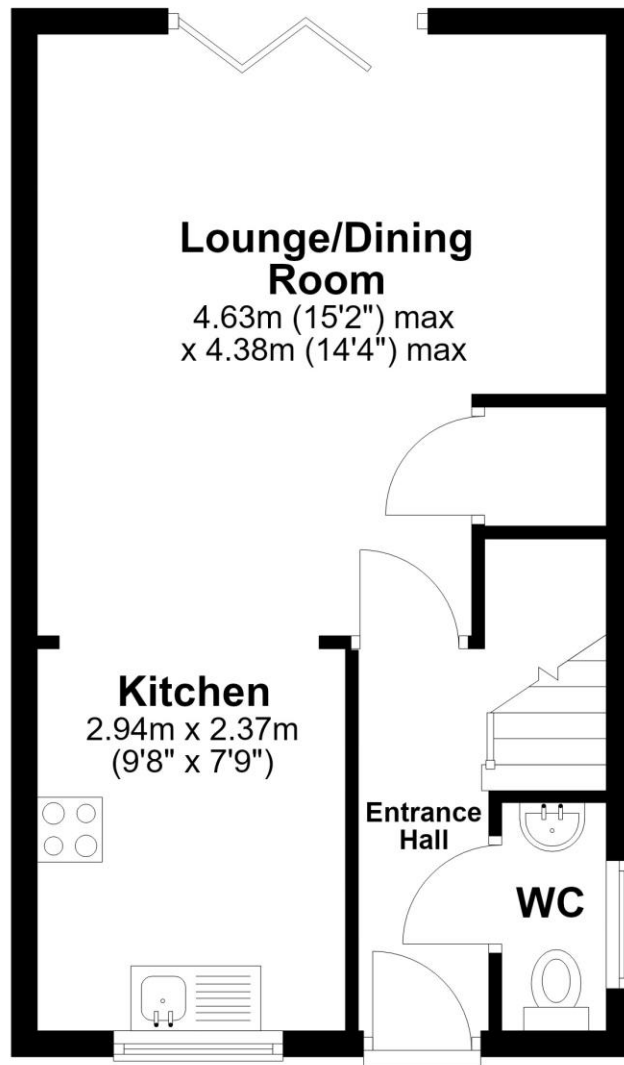
Bathroom: A three-piece suite comprising a bath, low-level WC and vanity hand wash basin with deep drawers beneath, along with a heated towel rail, half-height tiled walls, and tiled flooring.

Outside: To the front is a path leading to the front door flanked by stone borders with shrubs. At the side is a driveway providing off-road parking for two to three cars with a gate leading to the rear garden. The good-sized low-maintenance rear garden is predominantly laid to lawn with a patio area, timber shed, and is enclosed by fencing.

Service Charge: There is an annual fee of £250 relating to the upkeep of communal areas on the development.

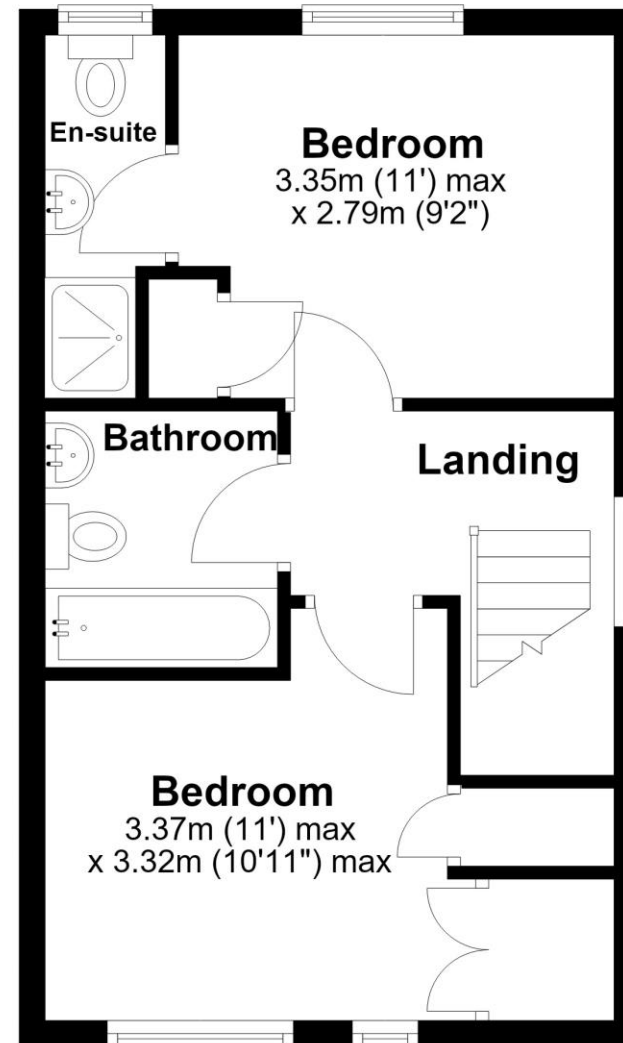
Ground Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 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: B

Council Tax Band: B



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