


Low Street, Brandeston, Suffolk, IP13 7AN
Guide Price £550,000

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- Chain Free
- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Double Garage
- Extensive Shingled Driveway
- Lovely Rear Garden Backing Onto Fields
- Sought After Brandeston Village Location
- Very Well Presented Throughout
- Sitting On Approx 0.25 acres (STS)




A rare opportunity to purchase this beautifully presented four-bedroom detached family home situated in the sought after and quaint village of Brandeston just four miles from Framlingham with the Thomas Mills school bus collection route on Low Street. This property has been superbly maintained by the current owners who have been in residence for the last 44 years since the property was built. The accommodation must be viewed to be fully appreciated and comprises of an entrance hall, a spacious double aspect sitting room with calor gas fire, a dining room, a kitchen, a separate utility with a replacement oil fired boiler in 2023 and a downstairs cloakroom, whilst on the first floor are four well-proportioned bedrooms, an ensuite to the master and a family bathroom. The property is double glazed throughout with replacement external doors and oak internal doors throughout, a double garage, off road parking and a lovely rear garden which backs onto fields. Full Fibre to the Premises (FTTP) Broadband is available at this property, ideal for those working from home. The property is offered with no onward chain.

Brandeston is an idyllic rural village with a village hall and a local pub in the next village of Kettleburgh. Brandeston is located just four miles from the market town of Framlingham which offers an excellent variety of independent shops including cafes, restaurants, The Crown hotel and the Co-Operative superstore, the highly regarded Sir Robert Hitcham Primary School, Thomas Mills High School and Framlingham College are also within close proximity and a bus for Thomas Mills High School collects pupils on Low Street where the property is located. Suffolk Heritage Coast is within a short drive, with the town of Woodbridge being just 12 miles, and Aldeburgh being 13 miles from the property.

**Outside – Front**: There is a shingle driveway to the front providing off road parking for multiple vehicles and it is enclosed by hedgerow; there is a laid to lawn area with flower and shrub borders. A storm porch which is tiled and there is outside power to the front of the property, outside tap and an outside courtesy light.

**Front Door**: Double glazed entrance door and two double glazed windows either side into:

**Hallway**: Stairs to first floor, radiator, internal oak doors and understairs storage cupboard.

**Cloakroom**: Two-piece suite comprising of WC and wash hand basin with inset vanity unit and storage cupboard, vinyl flooring, double glazed window to the rear aspect and heated towel rail.

**Sitting Room**: *24'9" x 13'5" (7.54m x 4.1m)* Double oak doors, calor gas fire with surround, built in bespoke book cabinets and storage cupboards, double glazed patio doors to the rear garden, double glazed box bay window to the front aspect, radiator and coving to ceiling.

**Dining Room**: *12'1" x 9'9" (3.68m x 2.97m)* Double glazed window to the front aspect, radiator, oak door leading into:







**Kitchen**: *13'1" x 12'2" (4m x 3.7m)* Fitted with a matching range of base and wall mounted units with granite worksurfaces, inset one and a half sink with granite drainer, mixer tap, integrated single neff oven, integrated neff oven/microwave and grill combination, neff induction hob, glass splashback and neff extractor, integrated dishwasher, integrated freezer, water softener, integrated fridge, radiator, tiling to splashbacks, vinyl flooring, double aspect with a double glazed window to the rear aspect and the side aspect, opening through to:

**Utility Room**: *8'5" x 5'10" (2.57m x 1.78m)* Fitted with a matching range of base and wall mounted units with roll edge worksurfaces over incorporating a single sink and drainer with mixer tap, plumbing for washing machine, floor standing Worcester oil fired boiler, vinyl flooring and double-glazed door leading out to the rear garden.

**Landing**: Gallery landing, radiator, double glazed window to the front aspect and a cupboard housing the hot water cylinder.

**Bedroom One**: *13'9" x 13'2" (4.2m x 4.01m)* Double glazed window to the rear aspect with lovely field views, radiator, coving to ceiling and door into:

**Ensuite**: Three-piece ensuite comprising corner shower enclosure with aqualisa wall mounted shower, wash hand basin inset vanity unit and low flush WC, heated towel rail, half height tiling to walls and obscure double-glazed window to the rear aspect.

**Bedroom Two**: *4.19 x 10'1" (4.19 x 3.07m)* Double glazed window to the front aspect, radiator and coving to ceiling.

**Bedroom Three**: *12'3" x 9'9" (3.73m x 2.97m)* Double glazed window to the front aspect and radiator.

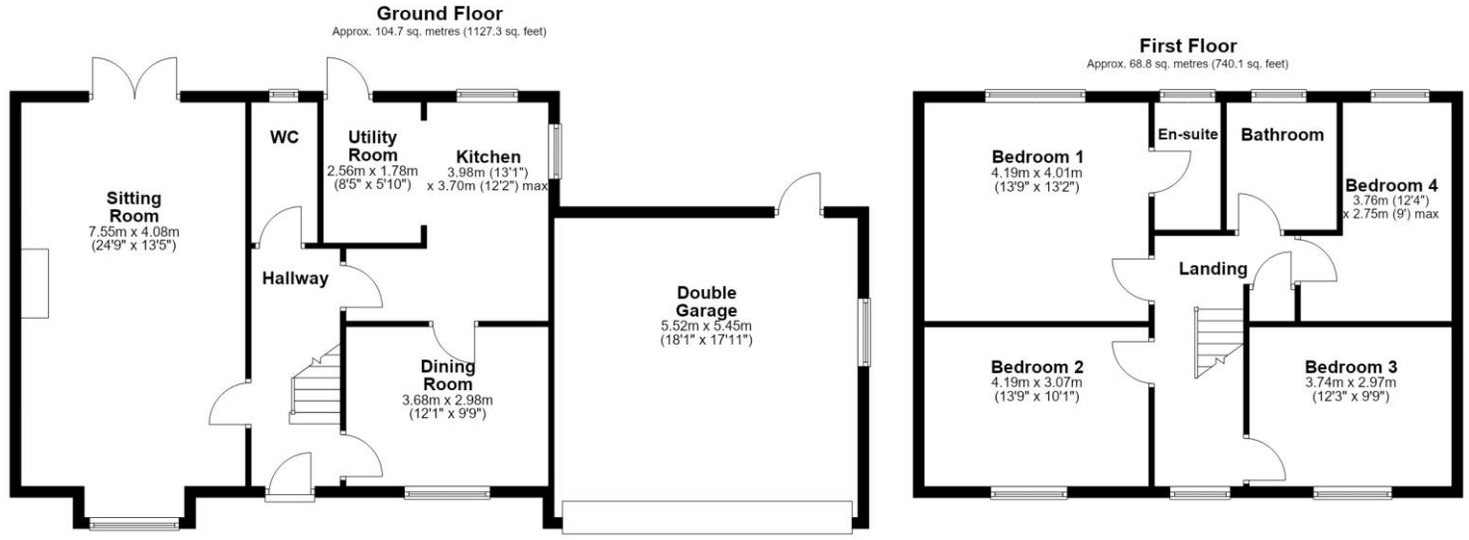
**Bedroom Four**: *12'4" x 9' (3.76m x 2.74m)* Double glazed window to the rear aspect with lovely field views and radiator.

**Bathroom**: A three piece suite comprising panel enclosed bath with mixer tap and shower attachment and seperate electric shower over bath, pedestal wash hand basin and low flush wc, radiatior and obscure double glazed window to rear aspect.

**Outside – Rear**: A particular selling feature, the rear garden is not overlooked and is very private, and backs onto a field. It is predominately laid to lawn with an extensive patio, flower and shrub borders, mature trees, with post and rail fencing to the rear, vegetable plot, shed and double-glazed external door which leads to the garage.

**Double Garage**: *18'1" x 17'11" (5.5m x 5.46m)* Electric roll top door with power and light connected.

**Agents Note**: During storm Babet in 2023 the property had water ingress to the ground floor. The current owner has been in residence for 44 years and has owned the property since new and the property has not had any other water ingress apart from a one off during storm babet. Full remediation has been completed, further reducing any flood risk in the future. External services have also made changes to local water management.




Total area: approx. 173.5 sq. metres (1867.4 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, 2 Reception,
EPC Rating: D
Council Tax Band: E







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

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