

**Paper Mill Lane, Bramford, Ipswich, IP8 4BS**

william h brown

*welcome to*

# Paper Mill Lane, Bramford, Ipswich

This heavily extended, three double bedroom, semi-detached bungalow combines character features with a stunning vaulted kitchen/diner extension, a beautifully landscaped, private garden, ample off street parking and NO ONWARD CHAIN!

**Agents Note:**
We have been advised by the current vendor that the original bungalow is of non-standard concrete block construction, while the rear extension is of traditional construction.

**Entrance Hall**
An impressive entrance hall with engineered oak flooring, a composite entrance door, high ceilings, radiator and loft hatch.

**Living Room**
A beautifully presented reception room with engineered oak flooring throughout, patio doors opening onto the rear garden, full height, double glazed side windows, TV point, radiator, a feature chimney breast with fireplace recess and fitted bookshelves to both alcoves.

**Kitchen/Diner**
Forming part of the substantial rear extension, this stunning kitchen/diner is flooded with natural light and provides an excellent entertaining space.
Features include vaulted ceiling, double glazed windows to the side and rear, a door opening onto the patio and garden, engineered wood effect flooring, radiator, white heated towel rail, a range of eye and base level units in wood with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashbacks
, an integrated double oven
with electric hob and extractor hood, space for an American-style fridge/freezer
and dishwasher, space and plumbing for a washing machine, a wall-mounted gas fired boiler and ample dining space. The washing machine and dishwasher will remain in the property and are included in the sale.

**Inner Hallway**
Engineered oak flooring, radiator, meter cupboard and a door providing access to the garden.

**Master Bedroom**
A spacious double bedroom benefiting from double glazed window to the front, engineered oak flooring, radiator, TV point and extensive quadruple fitted wardrobes.

**Bedroom Two**
Double glazed window to the front, engineered oak flooring, radiator and an attractive original fireplace with decorative green tiled surround.

**Bedroom Three**
Double glazed window to the side, engineered oak flooring, radiator and
TV point.

**Wet Room**
Low level WC, wash hand basin, a walk-in shower area with curtain, stone effect flooring, partly tiled walls, chrome heated towel rail, spotlights, extractor fan, frosted double glazed side window and an internal feature window, overlooking the kitchen extension.







**Outside:**

**Front Garden & Parking**
Block paved driveway, providing ample off street parking, a side access gate to the rear garden and exterior lighting.

**Rear Garden**
A particular feature of the property is the beautifully landscaped and private wraparound garden, comprising extensive patio seating areas, partially walled boundaries, fully enclosed garden, block paved pathways, a lawned area, raised flower beds with slate borders, mature trees and shrubs, a hard standing area to the rear, bin storage area, outside tap, external lighting, a side access gate and an excellent degree of privacy, with minimal overlooking.



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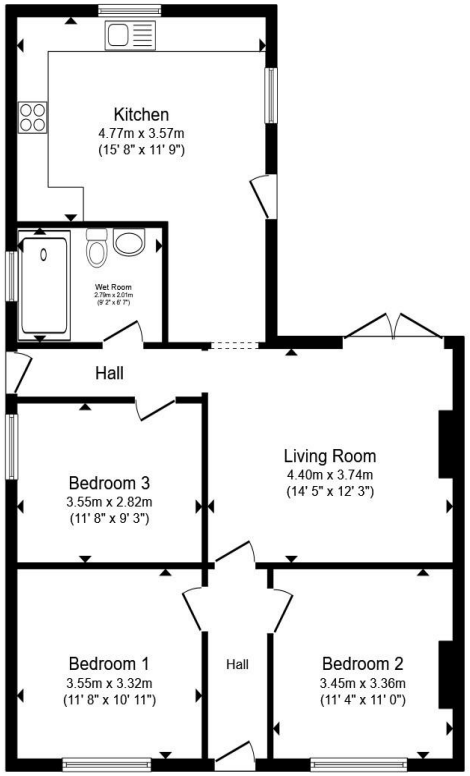
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# Paper Mill Lane, Bramford, Ipswich

- No onward chain
- Extended semi-detached bungalow
- Three double bedrooms
- Stunning vaulted kitchen/diner extension
- High ceilings throughout

Tenure: Freehold EPC Rating: C
Council Tax Band: A

## £280,000




Total floor area 87.4 m² (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
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