



Bramley Hill

Ipswich, IP4

£325,000

Excellent Presented Four-Bedroom Home in Desirable East Ipswich
Location

Within Northgate High School Catchment (STP)



Property Features

- Four bedrooms
- Cloakroom
- En suite to master
- Spacious accomdation
- Must be viewed

Full Description

DESCRIPTION

We are delighted to offer this beautifully presented and thoughtfully designed four-bedroom family home, ideally located in the sought-after East Ipswich area and falling within the Northgate High School catchment (subject to planning).

This spacious and flexible accommodation comprises a welcoming entrance hall, generous lounge, modern kitchen/dining room, versatile playroom/study, four well-proportioned bedrooms, a family bathroom, en-suite shower room, and a ground floor cloakroom.

Further benefits include off-road parking, a well-maintained rear garden, gas central heating, and double glazing throughout. An internal viewing is highly recommended to fully appreciate the high standard and quality of accommodation on offer.

Accommodation Details:

Entrance Hall

Inviting front entrance with radiator, stairs leading to the first floor, and access to:

Dining Room / Family Room

3.89m x 4.70m (12'9" x 15'5")

Bright and spacious with twin rear aspect French doors opening onto the garden, tiled flooring, and radiator. Open access to:

Kitchen

2.95m x 2.51m (9'8" x 8'3")

Fitted with matching base and wall units, worktops with integrated sink and drainer. Includes integrated appliances: dishwasher, oven and hob with extractor fan.

Playroom / Study/ Bedroom five

3.53m x 2.44m (11'7" x 8'0")

Ideal as a home office or playroom, with front aspect window and radiator.

Downstairs Cloakroom

Low-level WC, wash basin, radiator, and extractor fan.

First Floor:

Living Room

5.28m (reducing to 3.81m) x 4.65m (17'4" x 15'3")

A spacious and light-filled living area with two front aspect windows and radiator.

Bedroom Two

4.14m x 2.54m (13'7" x 8'4")

Front aspect window, built-in wardrobes, radiator.

Family Bathroom

Suite includes bath with shower attachment, wash basin, low-level WC, radiator, and front aspect window.

Second Floor:

Bedroom One

3.18m x 2.79m (10'5" x 9'2")

Double doors open onto a private front-facing balcony, built-in wardrobe, radiator.

Access to:

En-Suite Shower Room

Fitted with shower cubicle, wash basin, low-level WC, radiator, extractor fan, and front aspect window.

Bedroom Three

3.84m x 2.51m (12'7" x 8'3")

Rear aspect window, radiator.

Bedroom Four

2.57m x 1.98m (8'5" x 6'6")

Rear aspect window, radiator.

Landing

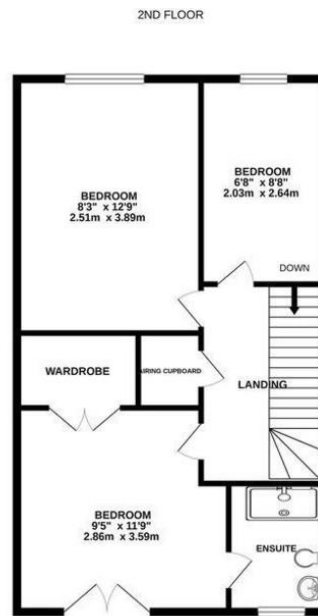
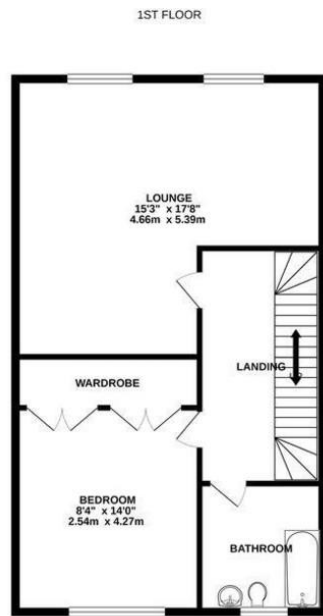
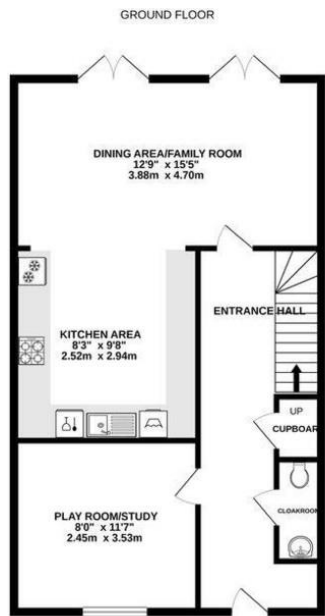
Airing cupboard, loft access, and doors to bedrooms.

Outside:

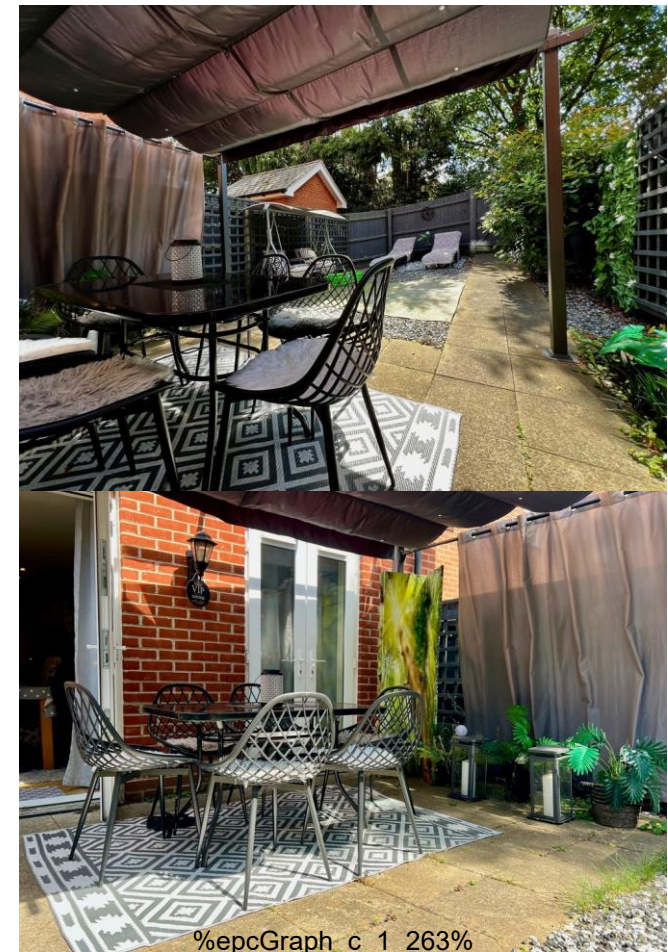
To the front, the property is accessed via steps leading to the front entrance. The rear garden is attractively paved with fenced borders for privacy and security. Gated rear access leads to off-road parking and carport







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Jackson & Co
43 Basepoint
70-72 The Havens
Ransomes Euro Park
IP3 9BF

www.jackson-ps.co.uk
contact@jackson-ps.co.uk
01473 722981

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements