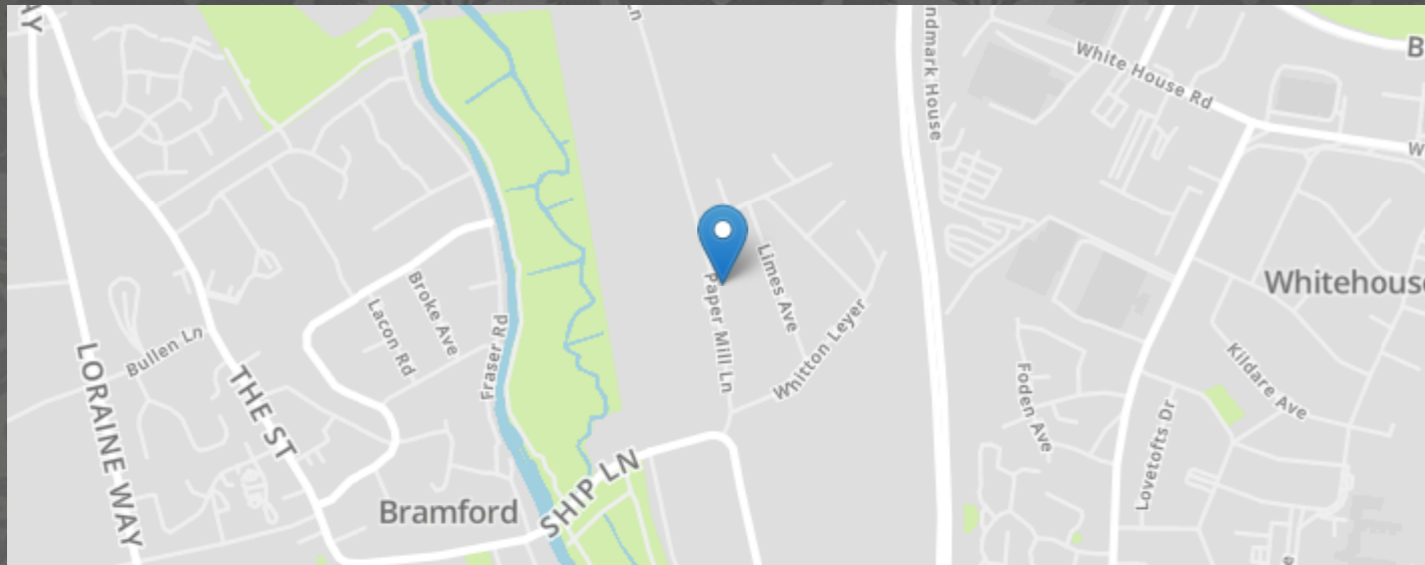


Paper Mill Lane, Bramford, Ipswich



- BRAMFORD VILLAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZED
- UTILITY & DOWNSTAIRS WC
- GARAGE & OFF ROAD PARKING
- FOUR BEDROOM DETACHED FAMILY HOME
- NEW CARPETS AND FLOORING
- FOUR PIECE FAMILY BATHROOM
- EASY REACH OF A12/A14

**MARKS & MANN**

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

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Website www.marksandmann.co.uk

**MARKS & MANN**



### Paper Mill Lane, Bramford, Ipswich

Situated in the popular village of Bramford is this well kept and well presented four bedroom detached family home. Positioned in an ideal location close to schools and amenities.

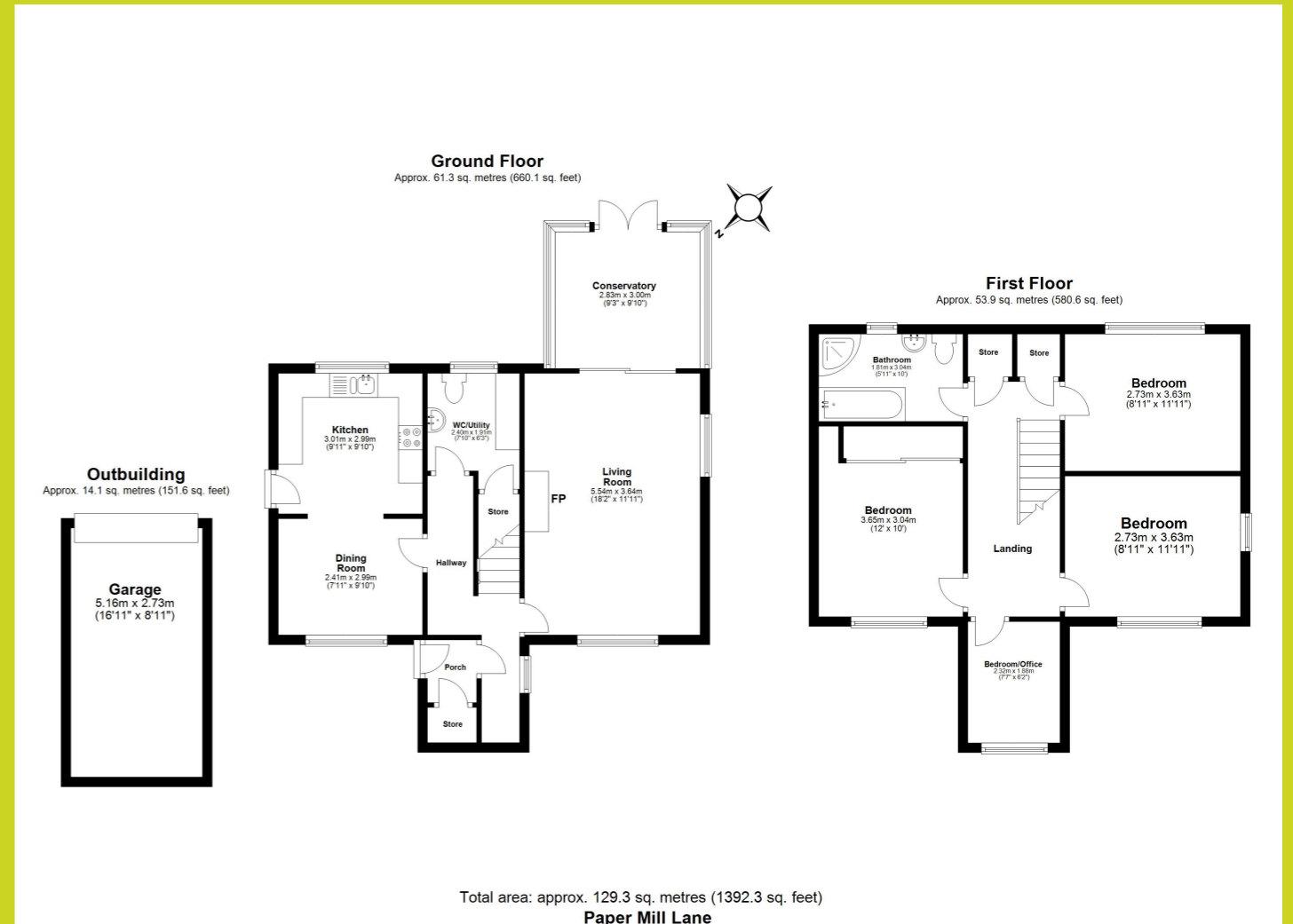
Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, kitchen, dining room, cloakroom/utility and conservatory. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four/office and the family bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and a well presented garden to the rear which features a patio/pathway, green house and lawn.

**£380,000**

# Paper Mill Lane, Bramford, Ipswich

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<p><b>Porch</b></p> <p>Front door, storage cupboard.</p>	<p><b>Family Bathroom</b></p> <p>3.04m x 1.81m (10' 0" x 5' 11") Window to rear aspect, Shower cubicle, bath, basin, heated towel rail.</p>
<p><b>Entrance hall</b></p> <p>Window to side aspect, doors to:</p>	<p><b>Outside</b></p> <p>Front Garden: The front garden is split into two areas, there is a raised lawned area with steps to front door, flower beds, whilst just across the courtyard is a further lawned area with a parking space and access to garage.</p> <p>Garage: Brick construction with up and over door, power and lighting.</p> <p>Rear Garden: Laid mainly to lawn with flower beds, patio area to rear, greenhouse, side access and outside water tap. There is also a side area with space for recycling etc.</p>
<p><b>Living room</b></p> <p>5.54m x 3.64m (18' 2" x 11' 11") Dual aspect room with windows to front and side, brick style fire surround with coal effect gas fire and patio doors to:</p>	<p><b>Important information</b></p> <p>Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band D. EPC rating TBC. Our ref: SM</p>
<p><b>Conservatory</b></p> <p>3.00m x 2.83m (9' 10" x 9' 3") French doors leading to garden.</p>	<p><b>Location</b></p> <p>Bramford is a medium-sized village situated three miles north west of Ipswich, the County town of Suffolk.</p> <p>The village is served by a variety of shops and services; a primary school, a pub, restaurant, a sports ground, a bowls club and other social groups, including a football club which has a first and reserve team.</p> <p>The River Gipping, the source of the River Orwell runs at the bottom of the village and offers delightful riverside walks. It was a busy navigable waterway during the 19th century, carrying goods from Ipswich to Stowmarket. A lock is still on the east side of the village.</p> <p>The village has two churches; (one Anglican, St Mary the Virgin viewable from Bramford Bridge in the southeast of the village and one Methodist) in the north west of the village.</p> <p>Bramford has always been an agricultural community, although remnants of its industrial past still exist along Paper Mill Lane. The old Fison's site was the world's first complete superphosphate factory. Established by Edward Packard between 1851 and 1854. Joseph Fison set up in competition on this site in 1858 and the two companies were amalgamated soon afterwards. The largest of the three semi-circular warehouses still standing on the site is listed as the only example of its kind left in the country.</p>
<p><b>Kitchen</b></p> <p>3.01m x 2.99m (9' 11" x 9' 10") Window to rear, range of matching base and eye level units with worktops over, sink, two single Neff ovens and a four ring gas hob with extractor over, wine fridge, space for fridge/freezer opening to:</p>	<p><b>Directions</b></p> <p>Using a SatNav, please use IP8 4BS as the point of destination.</p>
<p><b>Dining room</b></p> <p>2.99m x 2.41m (9' 10" x 7' 11") Window to front.</p>	<p><b>Disclaimer</b></p> <p>In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.</p>
<p><b>Cloakroom/Utility</b></p> <p>2.40m x 1.91m (7' 10" x 6' 3") Low level w/c, basin, work top, storage, boiler, window to rear aspect.</p>	<p><b>New build properties</b> - the developer may reserve the right to make any alterations up until exchange of contracts.</p>
<p><b>Landing</b></p> <p>Storage cupboard x2, loft access, doors to all bedrooms and family bathroom</p>	<p><b>Money Laundering Regulations</b></p> <p>Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.</p>
<p><b>Bedroom</b></p> <p>3.04m x 3.65m (10' 0" x 12' 0") Window to front.</p>	
<p><b>Bedroom</b></p> <p>2.73m x 3.63m (8' 11" x 11' 11") Dual aspect room with windows to front and side.</p>	
<p><b>Bedroom</b></p> <p>2.73m x 3.63m (8' 11" x 11' 11") Window to rear.</p>	
<p><b>Bedroom</b></p> <p>1.88m x 2.32m (6' 2" x 7' 7") Window to front.</p>	



The above floor plans are not to scale and are shown for indication purposes only.

