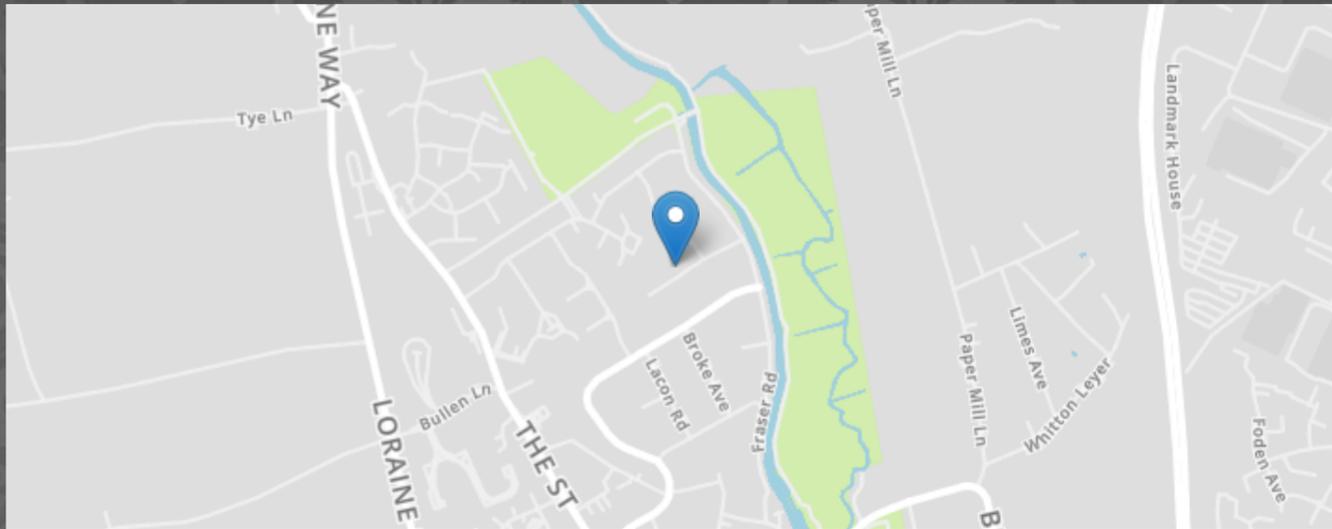


Chapel Field, Bramford, Ipswich



MARKS & MANN



- FOUR BEDROOMS
- STUDY/EXERCISE ROOM
- ENSUITE TO MASTER BEDROOM
- NO FORWARD CHAIN
- AIR SOURCE AND SOLAR HEATING SYSTEM WITH BATTERY STORAGE
- SEMI-DETACHED BUNGALOW
- KITCHEN/DINER
- OFF-STREET PARKING
- DOUBLE GLAZED WINDOWS
- TWO EV CHARGING POINTS



Chapel Field, Bramford, Ipswich

We are pleased to offer for sale this four bedroom semi-detached bungalow situated in the village of Bramford, close to local shops and amenities.

Internally the property benefits from: Entrance hall, lounge, kitchen diner, master bedroom with ensuite, bedroom two, bedroom three, bedroom four, study/exercise room and family bathroom. To the front of the property there is parking for three vehicles and two electric charging points. The rear garden is mainly laid to lawn with patio and decking areas, with an outbuilding having power and light.

The property also benefits from heat pump source heating, with solar panels and battery storage.

Call now to register your interest and arrange a private first hand viewing.

£450,000

MARKS & MANN

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

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

Chapel Field, Bramford, Ipswich

Chapel Field, Bramford, Ipswich

Entrance Hall

Front door, radiator, ceiling spotlights, heat pump housing. Refurbished in April 2023.

Lounge

3.16m x 4.98m (10' 4" x 16' 4")
Radiator.

Kitchen/Diner

5.79m x 6.01m (19' 0" x 19' 9")
Integrated hob and extractor, integrated oven integrated, microwave integrated dishwasher, integrated fridge freezer, bifold doors to rear aspect, ceiling spotlights, single drainer sink, radiator.

Master Bedroom

3.41m x 4.25m (11' 2" x 13' 11")
Double glazed window to rear, radiator.

En-Suite

Shower cubicle, heated towel rail, hand wash basin, low level WC. Renewed in October 2022.

Bedroom Two

3.16m x 4m (10' 4" x 13' 1")
Double glazed window to front aspect, radiator.

Bedroom Three

2.63m x 2.80m (8' 8" x 9' 2")
Double glazed window to front aspect.

Bedroom Four

2.48m x 2.99m (8' 2" x 9' 10")
Double glazed window to front aspect, radiator.

Study/Exercise Room

2.48m x 3.21m (8' 2" x 10' 6")
Radiator.

Family Bathroom

Bath with shower over, hand wash basin, low level WC, heated towel rail.

Front Garden

Block paved with off road parking for 3 vehicles. Two electric car charging points.

Rear Garden

Mainly laid to lawn, decking and patio area. Outbuilding with French doors to front and ceiling spotlights.

Agents Note

The heat source pump heating system was only installed 1 year ago which also included 3 new radiators and has had it's first service on 16/03/2026 and has 7 years service which is transferable.

There is a water softener which was fitted in 2023.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP8 4HR as the point of destination.

Important Information

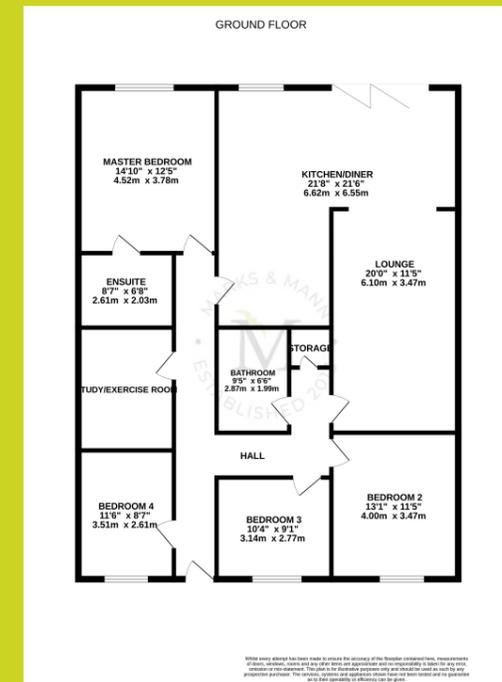
Tenure - Freehold
Services - we understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax Band: C
EPC Rating: C

Disclaimer

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations
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.

Council Tax Band
At the time of writing the council tax band for this property is band C.



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

