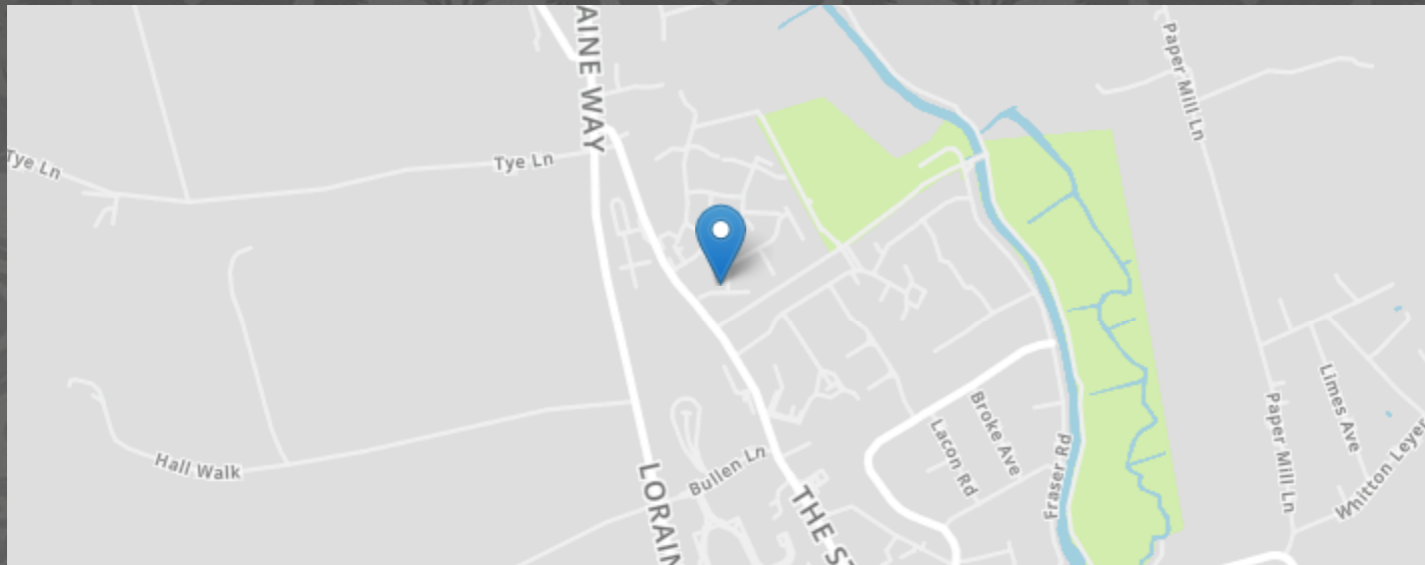


Normans Close, Bramford, Ipswich



- THREE BEDROOMS
- ENSUITE TO BEDROOM ONE
- OFF ROAD PARKING FOR TWO VEHICLES
- DOUBLE GLAZED WINDOWS AND DOORS
- GARAGE (PART CONVERTED INTO AN OFFICE)
- LINK DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- KITCHEN/DINER
- EASY ACCESS TO A14

MARKS & MANN

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MARKS & MANN



Normans Close, Bramford, Ipswich

We are pleased to offer for sale, this three bedroom link-detached house situated in the village of Bramford, close to local schools and amenities. The property benefits from a garden office being well suited for anyone wishing to work from home.

Internally the property benefits from, on the ground floor: Entrance hall, living room, cloakroom and kitchen/diner. To the first floor, Landing, bedroom one, bedroom two, bedroom three and bathroom. Externally the property benefits from a shrubbed front garden, with blocked paved driveway leading to single garage (part converted into an office) with off road parking for two vehicles.

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

£350,000

Normans Close, Bramford, Ipswich

Normans Close, Bramford, Ipswich

Entrance Hall

Front door, radiator.

Cloakroom

Double glazed window to aspect, low level wc, hand wash basin, radiator.

Living Room

4.68m x 3.32m (15' 4" x 10' 11")
Double glazed window to front aspect, radiator X2.

Kitchen/Diner

5.37m x 2.81m (17' 7" x 9' 3")
Doubt glazed window to rear aspect, French door to rear aspect, integrated oven and hob, integrated dishwasher, integrated fridge freezer and extractor.

Landing

Radiator.

Bedroom One

3.98m x 3.32m (13' 1" x 10' 11")
Double glazed window to front aspect, radiator, built in wardrobe.

Ensuite

Shower cubicle, hand wash basin, low level wc, radiator, double glazed window to front.

Bedroom Two

2.82m x 3.31m (9' 3" x 10' 10")
Velux double glazed window to front aspect, radiator.

Bedroom Three

5.45m x 3.09m (17' 11" x 10' 2")
Double glazed window to rear aspect, radiator, built in wardrobe.

Bathroom

Bath with shower over, radiator, double glazed window to rear aspect, low level wc and hand wash basin.

Front Garden

The front garden mainly a shrubbed area, with path leading to front door. Blocked paved driveway with single garage which has been part converted into an office, 2.90m x 2.74m (9' 6" x 9' 0" ceiling spotlights, skylight, air source heating. Off road parking for two vehicles.

Rear Garden

Mainly laid to lawn with patio area. Side access to front.

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 4FB 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: D
EPC rating: B

Disclaimer

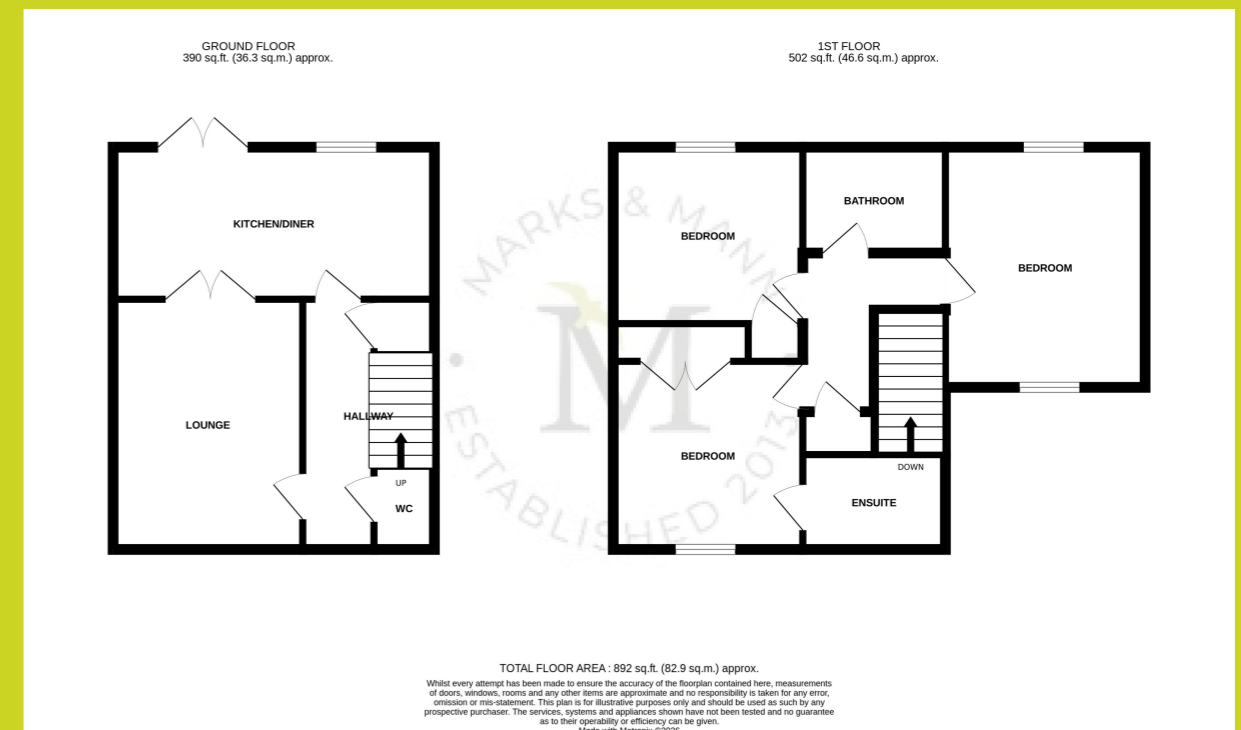
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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 D.



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

