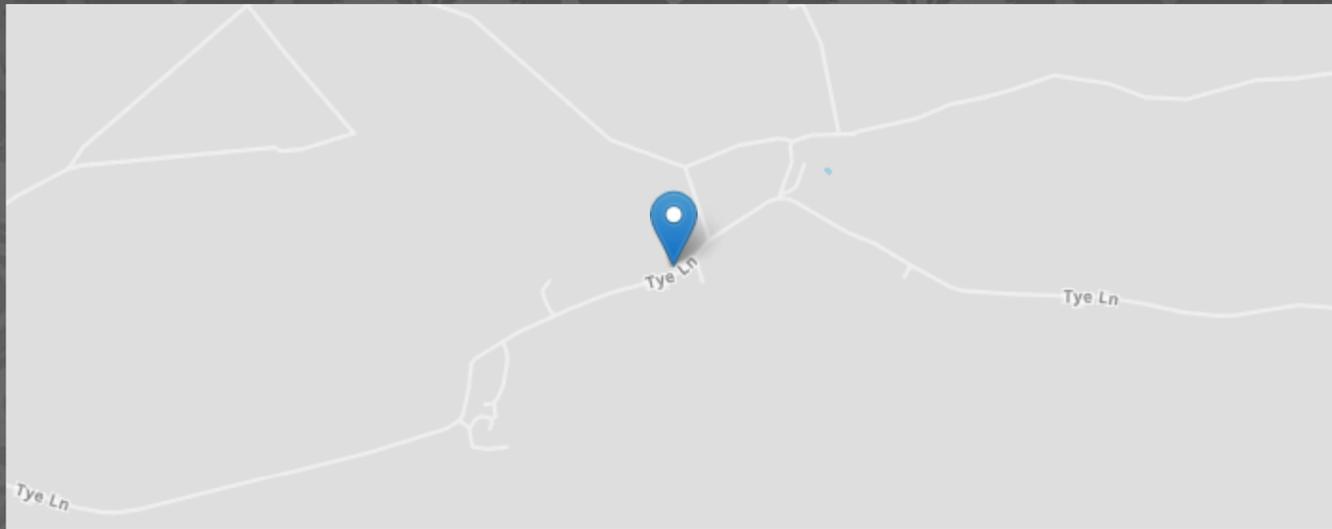


Tye Lane, Bramford, Ipswich



- SEMI-RURAL POSITION WITH COUNTRYSIDE VIEWS
- DETACHED DOUBLE GARAGE/WORKSHOP
- CHARACTER FEATURES INCLUDING A WOOD-BURNING STOVE
- SCOPE TO EXTEND OR ENHANCE (SUBJECT TO PLANNING)

- GENEROUS PLOT WITH EXCELLENT OUTSIDE SPACE
- EXTENSIVE DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- TWO RECEPTION ROOMS OFFERING FLEXIBLE LIVING SPACE
- PEACEFUL YET CONVENIENT LOCATION

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MARKS & MANN



Tye Lane, Bramford, Ipswich

Set within a SEMI-RURAL POSITION WITH OPEN VIEWS, this charming THREE BEDROOM SEMI-DETACHED HOME offers space, character and exceptional outside potential. Tucked away along Tye Lane, the property enjoys a peaceful setting while remaining conveniently placed for Ipswich, Bramford and surrounding villages — making it ideal for those seeking a countryside feel without isolation. The home sits within a GENEROUS PLOT, complemented by a DETACHED DOUBLE GARAGE, extensive driveway parking and a large lawned garden that opens up exciting possibilities for extension or further landscaping (subject to the usual planning consents). Internally, the accommodation is well balanced and filled with natural light, offering traditional proportions alongside flexible living spaces that can easily be adapted to suit modern lifestyles. This is a property that will appeal to a wide range of buyers — from those wanting a characterful home to move straight into, to purchasers looking for SCOPE TO EXTEND, IMPROVE OR CREATE A FOREVER HOME in a desirable location.

£375,000 Guide Price

Tye Lane, Bramford, Ipswich

Tye Lane, Bramford, Ipswich

GROUND FLOOR

PORCH

The front porch provides a useful buffer from the outside world, ideal for coats and shoes, and opens directly into the main living space, setting the tone for the cottage-style layout within.

SITTING ROOM

A welcoming and generously sized main reception room, featuring a CHARACTER FIREPLACE WITH WOOD-BURNING STOVE as its focal point. The room benefits from windows to multiple aspects, allowing light to pour in throughout the day, while the proportions comfortably accommodate a full suite of living room furniture. This is a warm, cosy space that works perfectly for both relaxing evenings and entertaining.

DINING ROOM

Located to the rear of the property, the dining room offers a dedicated space for family meals or hosting guests. Its position also makes it ideal as a secondary sitting area, snug or even a home office if required, providing flexibility for changing needs.

KITCHEN

The kitchen is well laid out with ample worktop space, storage units and room for appliances. With views over the rear garden, it enjoys a pleasant outlook and offers clear POTENTIAL FOR MODERNISATION OR RECONFIGURATION, subject to preference. There is also convenient access through to the rear porch, enhancing practicality for everyday living.

REAR PORCH

A useful addition to the home, the rear porch provides access out to the garden and works well as a utility-style entrance, keeping muddy boots and garden tools separate from the main accommodation.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

A well-proportioned double bedroom positioned to enjoy a peaceful outlook. The room easily accommodates a double bed and freestanding furniture, making it a comfortable and relaxing primary bedroom. Double glazed window. Radiator.

BEDROOM TWO

Another generous double bedroom, also enjoying pleasant views over the surrounding greenery. This room would work perfectly as a guest bedroom or main bedroom alternative, offering flexibility depending on lifestyle needs. Double glazed window. Radiator.

BEDROOM THREE

A versatile third bedroom, ideal as a child's room, nursery, study or home office. Its proportions allow for a single bed or desk setup while still feeling light and airy. Double glazed window. Radiator.

BATHROOM

The family bathroom is fitted with a THREE-PIECE SUITE COMPRISING A PANELLED BATH WITH SHOWER OVER, WC AND WASH HAND BASIN. A double glazed window provides natural light and ventilation, and the room offers scope for cosmetic updating should a buyer wish to personalise the space.

OUTSIDE

The outside space is one of this property's strongest features. The LARGE LAWNED GARDEN provides an excellent sense of openness and privacy, bordered by mature hedging and enjoying views over the surrounding countryside. There is ample room for outdoor entertaining, gardening, children's play or even future extension, subject to planning permission.

The DETACHED DOUBLE GARAGE sits separately from the house and offers excellent storage, workshop potential or secure parking. The EXTENSIVE GRAVEL DRIVEWAY provides off-road parking for multiple vehicles, making this an ideal home for families, hobbyists or those with larger vehicles.

LOCATION

Tye Lane is a sought-after semi-rural location on the edge of Bramford, offering a blend of countryside living with everyday convenience. Bramford itself provides local shops, schools and amenities, while Ipswich town centre is easily accessible, offering mainline rail links to London Liverpool Street and a wider range of shopping, dining and leisure facilities.

The surrounding area is ideal for walkers, cyclists and those who enjoy outdoor pursuits, with open countryside and scenic routes right on the doorstep.

Important information

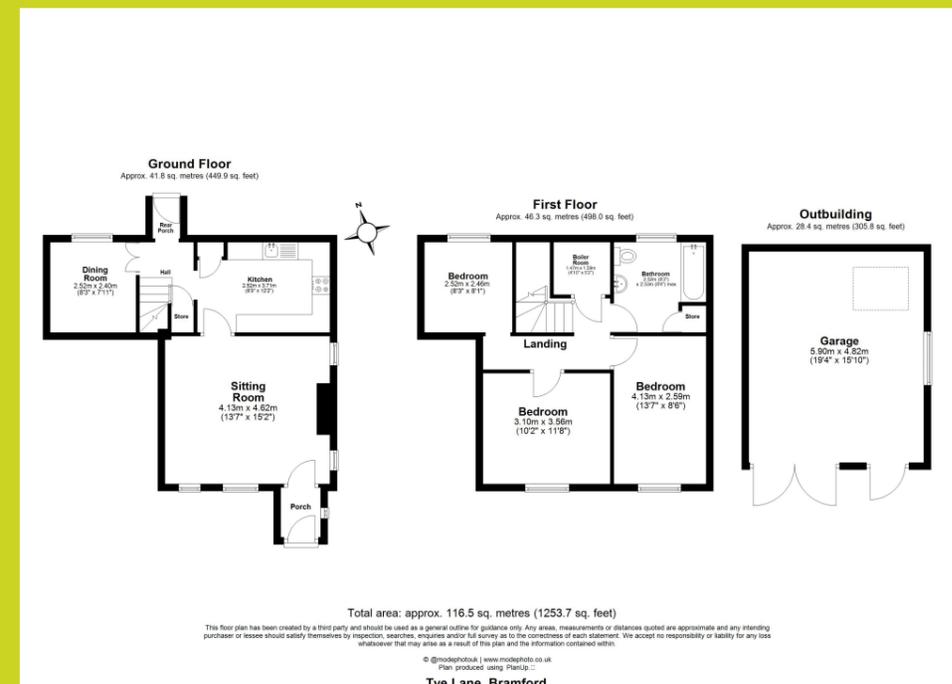
Tenure – Freehold, there is a flying freehold.
 Services – We understand that oil, electricity, water and drainage are connected to the property.
 Council tax band - C
 EPC rating - E

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.

Anti 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.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	