

2 Pearmain Lane, Ipswich, IP4 2GH



**Freehold**

Offers In Excess Of

**£500,000**

Subject to contract

**Garage and parking**

4 bedrooms  
2 reception rooms  
Bathroom and 2 ensuites



This substantial four bedroom town house, with accommodation over four floors, is situated in the sought-after Bramley Hill development.

# Some details

## General information

Situated to the north east of Ipswich town centre is this impressive four bedroom town house with accommodation over four floors and overlooks a small green area to the front. There is also a rear garden, garage, parking, double glazing and gas central heating (not tested).

The reception hall has stairs to the first floor and lower ground floor, door to the kitchen/dining room which is to the rear of the property, a door to the integral garage and the cloakroom with a suite of basin and WC. The kitchen/dining room has an extensive range of base and eye-level units, work surfaces and sink. There is an integrated oven, hob and extractor over along with space for other spaces.

The lower ground floor has an understair storage cupboard and opens on to the family room which has double doors opening on to the garden.

The first floor landing has stairs to the second floor and doors off. The 27ft sitting room is separated between a sitting area and a study area which is fitted with a desk and storage. Adjacent is the main bedroom which has a balcony that overlooks the front along with fitted wardrobes and an en-suite with walk-in shower, basin and WC.

The second floor landing has built-in storage cupboard, an airing cupboard and doors off to three further bedrooms and the family bathroom. Bedroom two is situated to the front and has an en-suite with walk-in shower, basin and WC. Bedrooms three and four are located the rear and the family bathroom comprises a suite of bath, basin and WC.

## Reception hall

### Cloakroom

6' 2" x 4' (1.88m x 1.22m)

### Kitchen/dining room

28' 6" x 9' 7" (8.69m x 2.92m)

### Lower ground floor

#### Family room

21' 8" x 14' 4" (6.6m x 4.37m)

### First floor landing

#### Sitting room

27' 3" x 12' 4" max (8.31m x 3.76m)

### Bedroom one

15' 2" x 12' 5" (4.62m x 3.78m)

### Ensuite

6' 3" x 6' 3" (1.91m x 1.91m)

### Second floor landing

#### Bedroom two

15' 3" x 9' 7" (4.65m x 3.05m)

### Ensuite

6' 3" x 6' 3" (1.91m x 1.91m)

### Bedroom three

11' 1" x 8' 2" (3.38m x 2.49m)

### Bedroom four

10' 5" x 8' 2" (3.18m x 2.49m)

### Bathroom

7' 4" x 6' 3" (2.24m x 1.91m)

### Outside

There is a small front garden which is predominantly laid to lawn with various trees and shrubs as well as a block-paved driveway providing parking for two vehicles and access to the garage.

The rear garden has a raised decking area to the immediate rear of the property which has a seating area and the remainder is predominantly laid to lawn and enclosed by fencing and border shrubs.

### Location

Pearmain Lane is located on the north eastern side of the town within a modern development providing excellent links to the town centre which has an abundance of shopping facilities, coffee houses, bars and restaurants. For the commuter Ipswich mainline station is within easy reach as well as Ipswich Waterfront which offers a further range of amenities, bars and restaurants.

### Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - B

Our ref - JAL

### Agents note

We are aware of a small management charge for the upkeep of communal areas and road. We are awaiting confirmation from the vendor.

### Directions

Leaving Ipswich town centre along Crown Street proceed up onto Woodbridge Road. At the crest of the hill take a left into Bramley Hill then take a left into Pearmain Lane. The property can then be located on the right hand side.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01473 232 700

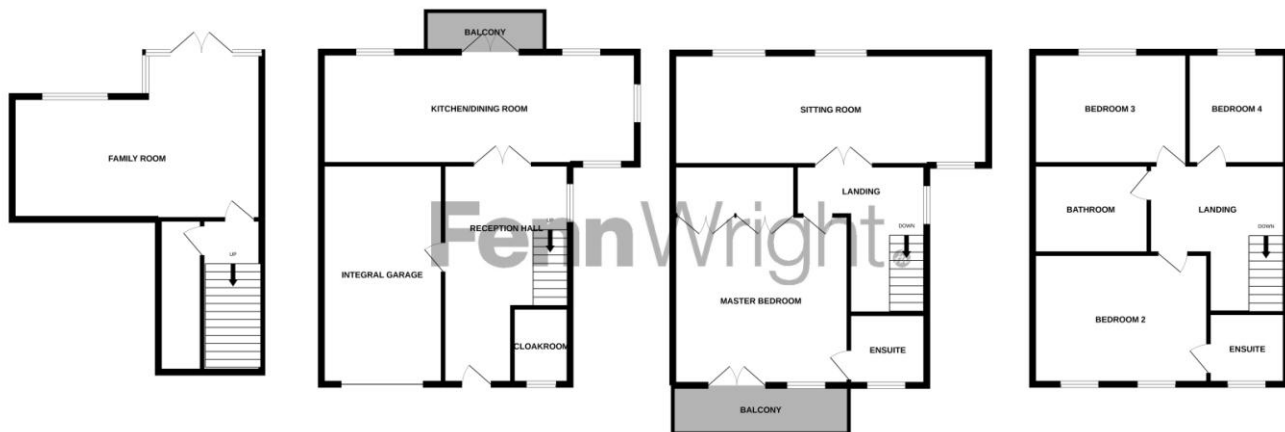


LOWER GROUND FLOOR

GROUND FLOOR

1ST FLOOR

2ND FLOOR



To find out more or book a viewing

**01473 232 700**

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