

25 Bramble Drive, Purdis Farm, Ipswich, IP3 8ST



**Freehold**

Offers In Excess Of

**£415,000**

Subject to contract

**Modern family home**

4 bedrooms,  
Sitting room  
Contemporary kitchen/dining room  
Play room/study





## Some details

### General information

Situated on the sought-after Purdis Farm development, on the Eastern outskirts of Ipswich is this modern detached family home. The property has a contemporary open-plan kitchen/dining room as well as a separate sitting room and the play room/study. In addition to a modern family bathroom there is an en-suite shower room to the main bedroom. It also has gas central heating (not tested), double glazing, parking and West-facing garden.

The accommodation comprises a reception hall which has Karndean flooring which flows through the ground floor accommodation, to the front is a sitting room with box bay window and bi-fold doors that open into the kitchen/dining room which overlooks the rear garden. There is an extensive range of white base and eye level units with matching central island/preparation unit, granite work surfaces and sink. Integrated appliances include a NEFF oven and hob with extractor hood, dishwasher and water softener. A door leads into a utility room which has further units, granite work surfaces and space for other appliances. Also off the reception hall is a walk-in storage cupboard and a play room/study, formerly the integral garage which overlooks the front.

The first floor landing has an airing cupboard and doors off to the main bedroom which has Karndean flooring, hanging storage, window to the front and a door to the en-suite which also has Karndean flooring, double walk-in shower, WC and basin. There are three further bedrooms all with built in storage and a family bathroom with modern suite of bath with shower over, WC, basin and Karndean flooring.

### Reception hall

14' 5" x 5' 9" (4.39m x 1.75m)

### Sitting room

16' 8" x 11' 9" (5.08m x 3.58m)

### Play room/study

12' 3" x 7' 6" (3.73m x 2.29m)

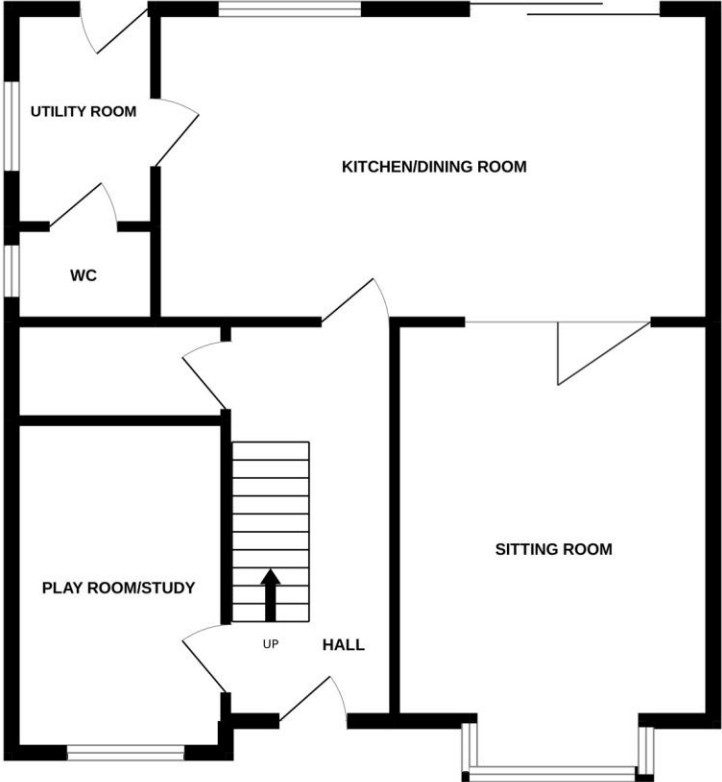
### Kitchen/dining room

20' 7" x 11' 6" (6.27m x 3.51m)

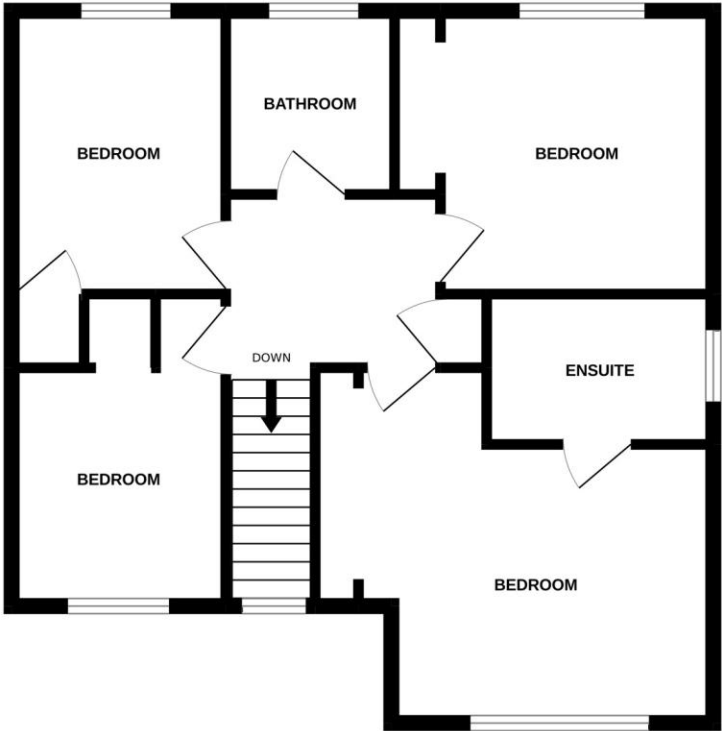


Situated on the Purdis Farm development is this modern detached house with an open-plan kitchen/dining room, sitting room & play room/study

GROUND FLOOR



1ST FLOOR  
**FennWright.**





**Utility room**

8' x 5' 4" (2.44m x 1.63m)

**WC**

5' 4" x 3' 1" (1.63m x 0.94m)

**Landing**

**Bedroom one**

14' 4" x 10' 3" (4.37m x 3.12m)

**Ensuite**

8' 4" x 5' 6" (2.54m x 1.68m)

**Bedroom two**

11' 2" x 10' (3.4m x 3.05m)

**Bedroom three**

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

**Bedroom four**

10' 7" x 8' 3" (3.23m x 2.51m)

**Bathroom**

6' 5" x 6' 4" (1.96m x 1.93m)



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Particulars for 25 Bramble Drive, Purdis Farm, Ipswich, IP3 8ST

### Outside

To the front of the property is a driveway providing parking for two cars and an area laid to lawn. There is pedestrian side access.

The rear garden which is West-facing is enclosed by wooden fencing with a patio area to the immediate rear of the property.

### Location

Bramble Drive is situated on the sought-after Purdis Farm development, to the East of Ipswich. There are a number of amenities nearby including Sainsburys, John Lewis and Waitrose. Popular Primary and Secondary schools are easily accessible and for the commuter there is excellent links to the A12/14.

### Important information

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

Tenure - Freehold

Council tax band - C

EPC - tbc

Our ref; CJJ

### 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

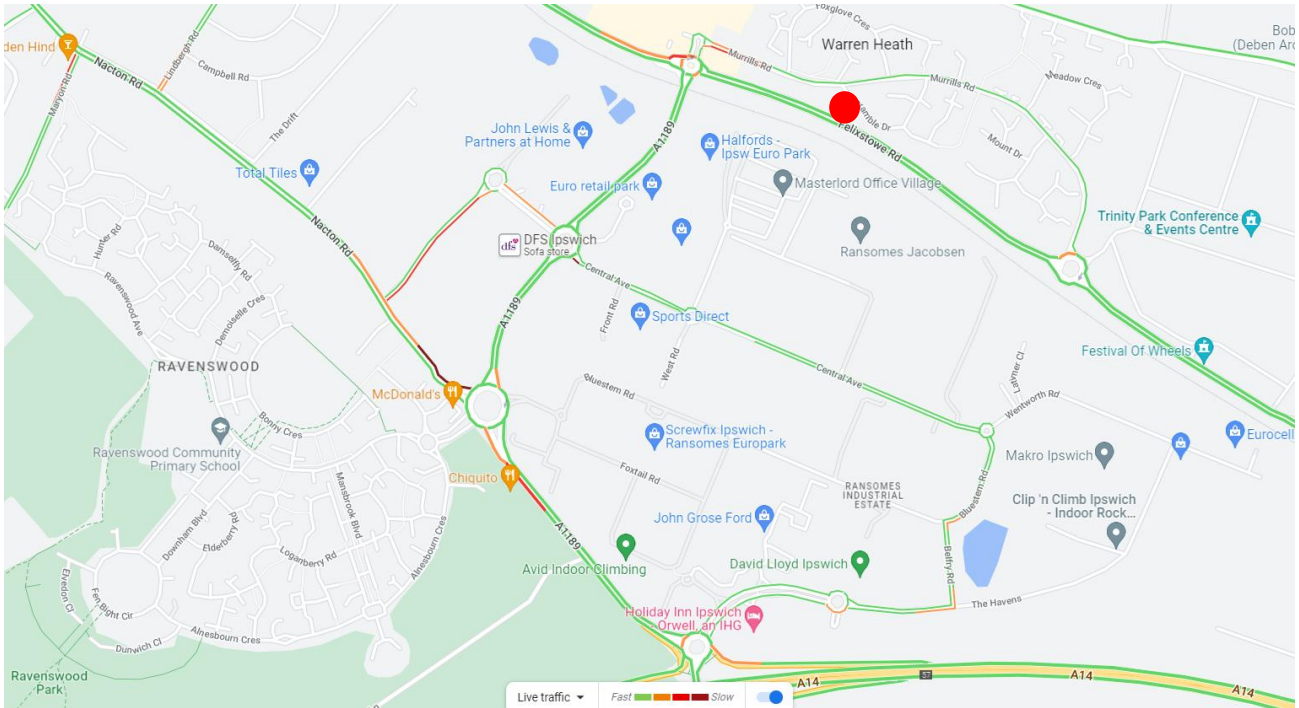
To make an appointment to view this property please call us on 01473 232 700.

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## Directions

Proceed out of Ipswich in an Easterly direction passing Suffolk University and onto Fore Hamlet, continue up the Bishops Hill, at the crest of the hill this will become Felixstowe Road. Continue along Felixstowe Road and over the next three sets of traffic lights. At the roundabout take the third exit onto Felixstowe Road, at the next roundabout turn left and right into Purdis Farm. Follow Murrills Road for some distance and turn right into Whitehorn Road, at the end of the road turn right into Bramble Drive where the property can be found at the end of the cul-de-sac.

To find out more or book a viewing

**01473 232 700**

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