



Angel Place | Bramford | Ipswich | IP8 4EF

Guide Price £400,000 Freehold



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estate agents

# Angel Place, Bramford, Ipswich, IP8 4EF

An exquisitely presented modern detached residence, located in a prime position on an exclusive development of only six luxury executive homes within the desirable village of Bramford. Conveniently connected to local shops and amenities, Ipswich town, and the A14 trunk road, the generously proportioned and significantly improved accommodation briefly comprises; sheltered entrance, hallway, striking bespoke kitchen-diner with integrated appliances, spacious dual aspect sitting room and cloakroom on the ground floor with landing, four comfortably sized bedrooms, en-suite shower room off bedroom one, and family bathroom on the first floor. To the outside there is ample driveway parking and detached single garage frontage with POD car charging point, whilst to the rear there is a pristinely kept wrap around garden mainly laid to lawn with dual patios enjoying an elevated open outlook with roof top views. Early viewing is highly advised to fully appreciate the size and quality of accommodation on offer.

## **SHELTERED ENTRANCE**

Composite front door to entrance hall.

## **ENTRANCE HALL**

Inset mat-well, burglar alarm panel, Hive energy management panel, stairs rising to first floor, doors to.

## **KITCHEN DINING ROOM**

20' 4" x 10' 5" approx. (6.2m x 3.18m) Dual aspect double glazed windows to front and side, double glazed door to rear and double glazed French doors to side opening to rear garden, two radiators, a comprehensive bespoke range of recently replaced base and eye level contemporary cupboard and drawer fitted units with integrated racking and recycling systems, integrated appliances including, NEFF double ovens, NEFF inset induction hob with central through extraction, NEFF fridge-freezer, Bosch dish-washer and Hoover washing machine and tumble dryer, under unit courtesy lighting over quartz work surfaces with extending peninsular units and breakfast bar overhang, under mounted stainless steel one and a half bowl sink unit with Quooker mixer and boiling water tap, milled work surface side drainer, under unit water softener, cupboard concealing wall mounted gas fired boiler, wood effect tiled floor, inset LED ceiling lights.





Total area: approx. 108.3 sq. metres (1166.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

### SITTING ROOM

20' 4" x 11' 1" approx. (6.2m x 3.38m) Dual aspect double glazed windows to front and side, double glazed French doors to rear opening to garden, three radiators, built-in under stairs cupboard.

### CLOAKROOM

Radiator, low level WC, mounted hand-wash basin with mixer tap, tiled floor, extractor fan, auto entry lighting.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Double glazed eye level window to rear, built-in over stairs cupboard, loft access with loft ladder to part boarded and shelved loft space with light, doors to.

### BEDROOM ONE

12' 7" x 10' 4" approx. (3.84m x 3.15m) Double glazed window to front, radiator, part panelled wall, door to en-suite.

### EN-SUITE

Obscured double glazed window to side, radiator, double shower cubicle with fixed head thermostatic shower and separate rinser, low level WC, pedestal hand-wash basin with mixer tap, tiled splash backs and floor, extractor fan, shaver sockets, auto entry lighting.

### BEDROOM TWO

11' 1" x 9' 3" approx. (3.38m x 2.82m) Double glazed window to side, radiator.

### BEDROOM THREE (CURRENTLY OFFICE)

10' 8" x 7' 7" approx. (3.25m x 2.31m) Double glazed window to front, radiator.

### BEDROOM FOUR (CURRENTLY DRESSING ROOM)

10' 2" x 7' 4" approx. (3.1m x 2.24m) Double glazed window to front, radiator.

### FAMILY BATHROOM

Obscured double glazed window to rear, radiator, shaped shower bath with mixer tap and shower attachment, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs and floor, extractor fan, shaver sockets, auto entry lighting.

### OUTSIDE

To the outside there is ample driveway parking and detached single garage frontage with POD car charging point, whilst to the rear there is a pristinely kept wrap around garden mainly laid to lawn with dual patios connected by pathways, enclosed by fencing and enjoying an elevated open outlook with roof top views. There are dual pedestrian access points from front to rear and a personal door accessing the garage.

## MID SUFFOLK COUNCIL

Tax band D - Approximately £2,458.16 PA (2023-2024).

## NEAREST SCHOOLS

Bramford Primary and Claydon High.

### Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| Angel Place<br>Bramford<br>IPSWICH<br>IP8 4EF | Energy rating<br><b>B</b> | Valid until: 13 November 2026<br>Certificate number: 8446-7439-4209-6856-8996 |
|---|---------------------------|---|

|               |                |
|---------------|----------------|
| Property type | Detached house |
|---------------|----------------|

|                  |                   |
|------------------|-------------------|
| Total floor area | 110 square metres |
|------------------|-------------------|

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is B. It has the potential to be A.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



## VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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