



| Riverside Place | Bramford | Suffolk | IP8 4AU

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PROPERTIES

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# I Riverside Place, Bramford, Ipswich, Suffolk, IP8 4AU

*“An immaculately presented & spacious family residence, located in an enviable position with ample off-road parking, well-maintained grounds & summerhouse abutting the river’s edge.”*

## Description

A spacious, individual and immaculately presented modern family residence located in a tucked away, desirable location towards the end of a no through road.

Other notable benefits include ample off-road parking, EV charger, summerhouse adjacent to the river and first floor balcony with far-reaching views.

## About the Area

The popular village of Bramford offers village stores with post office, public house, primary school, golf course with café and there is a regular bus service. Further facilities and amenities can be found at Claydon, Sproughton and Needham Market. The county town of Ipswich is approximately three miles distant offering a wider range of facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both state and private sectors.

## The accommodation in more detail comprises:

### Reception Hall

Welcoming, light and airy entrance with stairs rising to the first floor, spotlights and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin, spotlights, extractor and frosted window to front aspect.

### Sitting Room Approx 12' x 11'1 (3.67m x 3.37m)

Cosy and inviting space offered in excellent condition and benefiting from window to side aspect, spotlights, tongue and groove panelling and door to:

### Utility Room/Garage Approx 11'8 x 8'11 (3.57m x 2.71m)

Having been converted from a single garage and therefore enjoying extensive shelving and storage space as well as a matching range of wall and base units with worktops over and space for white goods, garage doors opening onto the driveway, access to loft, housing for fuse board and door to:

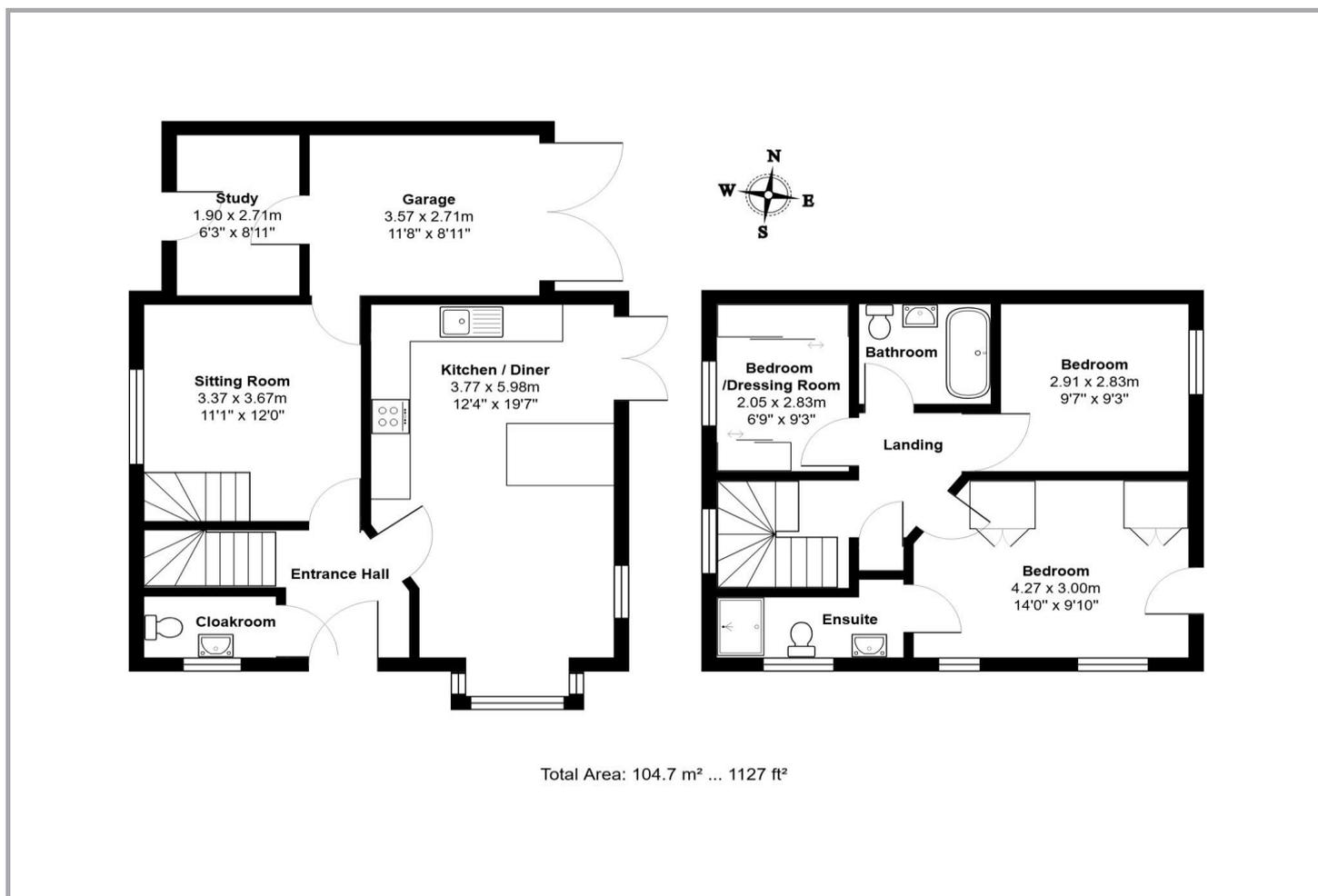
### Study Approx 8'11 x 6'3 (2.71m x 1.90m)

Presented as a delightful work from home space and personnel door to outside.

### Kitchen/Dining Room Approx 19'7 x 12'4 (5.98m x 3.77m)

Extending from the front to the back of the property, this open-plan space offers double aspect windows to the front and side as well as personnel door to side opening onto the terrace. The luxuriously appointed fitted kitchen comprises matching wall and base units with Maia worktops over and inset with one and a half bowl sink, drainer, chrome mixer tap and boiling water tap. Integrated appliances include Neff four ring induction





hob with AEG extractor over, two AEG steam ovens with grills above and Siemens dishwasher. Space for washing machine and fridge/freezer, laminate flooring and incorporating breakfast bar with integrated wine rack.

#### First Floor Landing

Window to side aspect, access to loft, spotlights, door to storage cupboard with shelving and doors to:

#### Master Bedroom Approx 14' x 9'10 (4.27m x 3.00m)

Striking double bedroom with two windows to front aspect, built-in wardrobes and personnel door opening onto balcony with far-reaching views of both the river and countryside beyond. Door to:

#### En-Suite Shower Room

Well-appointed white suite comprising w.c, hand wash basin, tiled shower cubicle, heated towel rail, partly tiled walls, spotlights, extractor and frosted window to front aspect.

#### Bedroom Two Approx 9'7 x 9'3 (2.91m x 2.83m)

Double room with window to side aspect.

#### Bedroom Three Approx 9'3 x 6'9 (2.83m x 2.05m)

Currently used as a dressing room and benefiting from an extensive built-in wardrobe, however this room would equally be suitable as a single bedroom in its own right.

#### Family Bathroom

White suite comprising w.c, hand wash basin, panelled bath with shower attachment, heated towel rail, extractor, spotlights and partly tiled walls.

#### Outside

The property is situated in an enviable position towards the end of a no through road and occupies a position reminiscent of that of a corner plot, which for the most part is surrounded by a brick wall. The property is accessed over a shared entrance way, which in turn leads to a private drive providing ample off-road parking as well as giving access to the garage door (opening into the now converted utility room).

The grounds are meticulously well-maintained with a terrace abutting the front and side of the property and interspersed with a collection of established flower and shrub borders along with a synthetic lawn. A pergola covers the attractive sun terrace. A number of personnel gates are conveniently placed for accessing the property from either side. Also incorporated within the grounds is a detached summerhouse ideal of a variety of uses and located abutting the river's edge.

#### Local Authority

Mid Suffolk District Council

#### Council Tax Band - D

#### Services

Mains water, drainage and electricity. Gas-fired heating.

#### Agents Note

We understand from our client that the property benefits from solar panels, further details of which can be found by contacting the agent.



Summerhouse with river view



| Energy performance certificate (EPC)                              |                           |   |
|---|---------------------------|---|
| 1 Riverside Place<br>Mill Lane<br>Braintree<br>IPSWICH<br>IP8 4AU | Energy rating<br><b>B</b> | Valid until: 1 January 2035<br>Certificate number: 0205-3245-7002-1109-1906 |
| Property type   | Semi-detached house       |   |
| Total floor area  | 94 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 energy rating is B. It has the potential to be B.

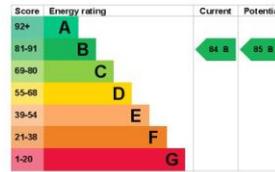
[See how to improve this property's energy efficiency.](#)

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



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