



The Laurels, Duckamere, Bramford, Ipswich, IP8 4AH

welcome to

The Laurels, Duckamere, Bramford, Ipswich

Luxurious, five double bedroom, detached home, situated in the heart of Bramford village! VIEWING IS HIGHLY RECOMMENDED! COMPLETE ONWARD CHAIN!!

Entrance Hall

Impressive entrance hall, flooded with natural light, with double glazed, floor to ceiling windows to the front, a composite front door, marble effect, white tiled flooring, spotlights, a glass balustrade and an opening leading to the living area.

Cloakroom

Double glazed window to the side, low level WC, a suspended vanity sink, part tiled walls in a grey tile and a chrome heated towel rail.

Study

Double glazed window to the front, oak flooring, one radiator, a fitted desk with cabinets and spotlights.

Ground Floor Bedroom Five

Double glazed window to the side, wood effect flooring, one radiator, a shower and extractor fan. This room is perfect for extended family to stay or even a teenager's paradise!

Living Room

Large, stunning living room with marble effect tiled flooring throughout, under floor heating, double glazed, floor to ceiling windows to the side, six pane bi-fold doors, leading to the rear garden, a bio-ethanol fireplace with tiled surround and white stone border, a fitted fish tank leading through to the kitchen, with a grey textured tiled surround.

Kitchen/Diner

Beautiful, open plan kitchen/diner, perfect for entertaining, with Velux window, double glazed windows to the side and front, patio doors leading to the rear garden, a fitted fish tank, leading through to the living room, oak flooring, under floor heating in the extension area, one radiator, spotlights, eye and base level units with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, a range of integrated appliances, including a full height fridge and freezer, dishwasher, a double oven with electric hob and extractor hood, which is

fitted on a central island and a fitted bar area.

Utility Room

Double glazed window to the side, glazed doors to the garden, fitted worktops, with space for a washing machine and tumble dryer, grey wood effect flooring and spotlights

First Floor Landing

Large, long sweeping landing with loft hatch, a glass balustrade, spotlights, one radiator, carpet flooring and airing cupboard.

Master Bedroom

Impressive, South facing master suite with floor to ceiling, double glazed windows to the rear, a Juliet balcony with stunning views across the countryside, a glass balustrade, carpet flooring, one radiator, spotlights and a full wall of fitted, sliding wardrobes.

En Suite

A Velux window, wash hand basin, a walk in shower. a bath with central chrome mixer tap, chrome heated towel rail, spotlights and extractor fan.

Bedroom Two

Double glazed windows to the side and front, wood effect flooring, one radiator and a double built-in wardrobe.

En Suite

Velux window, grey tiled effect flooring, enclosed WC, vanity sink, walk-in shower with handle less glass enclosure, waterfall shower head and shower attachment, part tiled walls, chrome heated tower rail and extractor fan.

Bedroom Three

Double glazed window to the side, oak effect flooring, one radiator and two double built-in wardrobes.

Bedroom Four

Velux window, carpet flooring, one radiator, double glazed window to the side and a double built-in wardrobe.

Shower Room

Low level WC, vanity sink, chrome heated towel rail, Velux window and a shower with tiled splashback, glass screen and waterfall showerhead.

Outside:

Front Garden

Generous, South facing, wraparound plot, with a partially walled and fenced border to the front, a block paved driveway in grey, providing off street parking for multiple vehicles, outside lighting and a side access gate, leading to the rear garden.

Rear Garden

This rear garden is split into two parts. The main rear garden is accessed through bi-fold doors from the living room, with a large raised, patio seating area, steps down leading to an artificial grass area, full sleeper borders surrounding, Mediterranean plants and flower beds. To the rear is a large cabin, a canopy overhead, with an additional patio seating area, outside taps, lights and power points, an artificial grass area off the kitchen, with pergola overhead, a small canopy area with lights, a door leading to the cabin, a courtyard to the front, partially walled borders, a paved area, raised flower bed borders, a bin store area and side access gate leading to the front, with an additional outside tap.

Garage

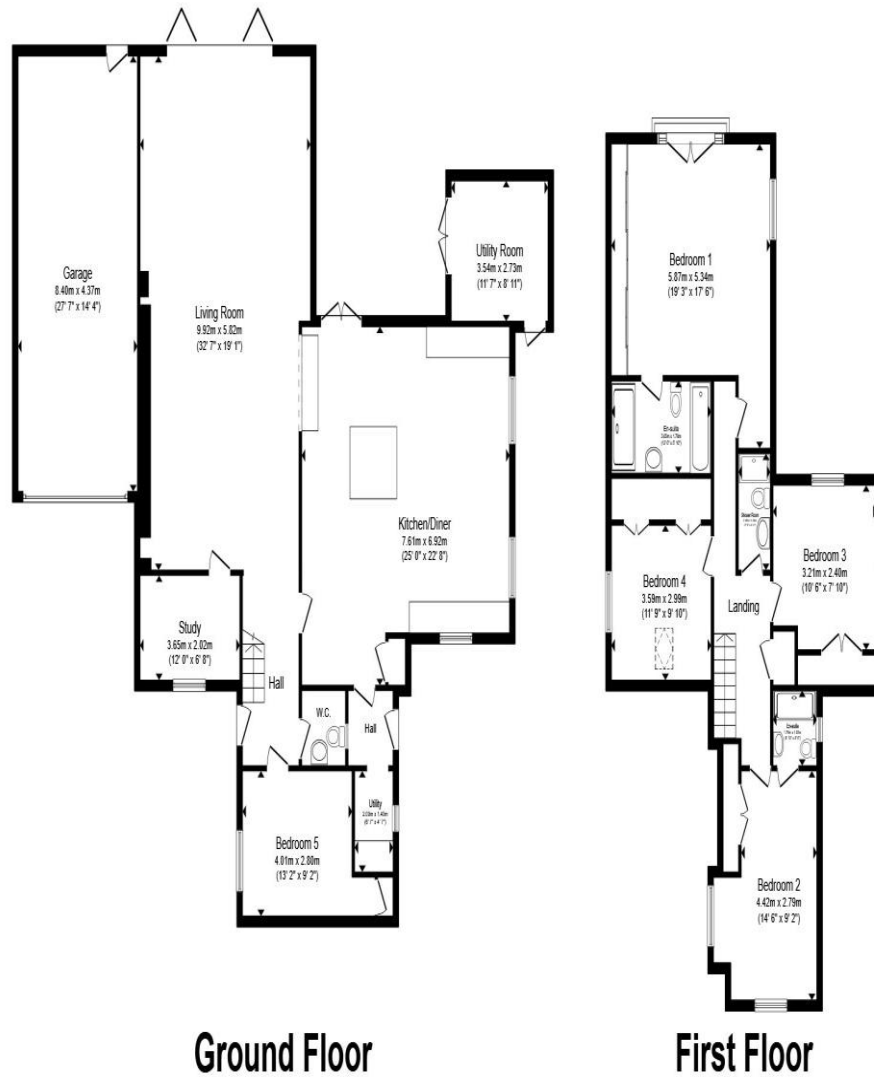
A one and a half size garage with electric roller door, power, light, storage in the rafters and a glazed door to the rear garden.

Cabin

Power, an electric heater, stone effect flooring, a fitted worktop, patio doors to the side and a door to the front. This cabin is currently used as a second utility room, it would also make an excellent home office.

Dual Cabins To Rear

Double glazed windows, power. light, doors to entry, a central canopy overhead area, adjoining the two, with a paved seating area. These cabins could be used as a gym, study or even a snug.



Total floor area 290.9 m² (3,131 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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**The Laurels, Duckamere,
Bramford, Ipswich**

- Complete onward chain
- Bespoke, one of a kind build
- 3,131 sq ft (approx) of luxurious living
- 5 double bedrooms, two en suites & a shower in the ground floor fifth bedroom
- Impressive master suite with Juliet balcony, full wall of wardrobes & en suite

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£675,000



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Property Ref:
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