



Brackenbury Close, Ipswich, IP1 3RN

welcome to

Brackenbury Close, Ipswich

An exceptional four-bedroom, detached, family home offering versatile living space, off-road parking, a wraparound balcony, with elevated views across Ipswich, two bathrooms, multiple reception rooms and a highly convenient location close to the Town Centre, Train Station and Ipswich School.

Ground Floor

Kitchen/Diner

A bright and spacious, family hub featuring wood-effect flooring, two electric radiators, double glazed window to the side and double glazed sliding doors, providing access and outlook to both the front and rear. The kitchen is fitted with a range of eye and base units with solid oak worktops, white tiled splashbacks, a one-and-a-half bowl sink with drainer and chrome mixer tap, integrated double oven and grill, induction hob, fridge/freezer, wine cooler, space for a dishwasher. TV point and a feature spiral staircase, providing access to the first floor.

Utility Room

Tiled effect flooring, marble-effect worktops, storage units, a stainless steel sink with drainer and chrome mixer tap, heated towel rail, extractor fan, storage cupboard and space for a washing machine and tumble dryer.

Games Room

Double glazed window to the rear. carpet flooring, radiator and power supply. This room is the perfect games room, hobby room or additional reception space.

Cloakroom

Fitted with a low level WC, wash hand basin with chrome mixer tap, tiled-effect flooring, radiator, spotlights and obscure circular, double glazed window to the side.

Entrance Hall

A spacious and welcoming entrance hall featuring wood-effect flooring, double glazed windows to the front and side, radiator, spotlights, understairs storage and stairs to the first floor.

First Floor Landing

Spacious landing area with carpet flooring, spotlights, an airing cupboard and two double glazed windows to the front.

Study

An ideal home office or study space with wood-effect flooring, fitted storage units, window to the rear, a door to the balcony and double glazed window to the front.

Lounge

A generously proportioned, dual-aspect reception room with double glazed windows to the front and side, a door to the rear, carpet flooring, radiator, TV point and spotlights.

Family Room

Window to the rear, carpet flooring and radiator.

First Floor Cloakroom

Low level WC, tiled effect flooring, wash hand basin, radiator and a circular window to the side.

Second Floor

Master Bedroom

Window to the rear, carpet flooring, radiator, fitted wardrobes and spotlights.

Bedroom Two

Window to the rear, carpet flooring, radiator, fitted wardrobes and spotlights.

Bedroom Three

Window to the rear aspect, carpet flooring, radiator, fitted wardrobe and spotlights.

Bedroom Four

Double glazed window to the front, carpet flooring, radiator and spotlights.

Bathroom

A stylish suite comprising low-level WC, wash hand basin with chrome mixer tap, a panelled bath with shower screen, shower attachment and waterfall showerhead, marble-effect flooring, marble tiled walls, heated towel rail, shaver point, spotlights and obscure double glazed window to the front.

Shower Room

A modern suite comprising vanity wash hand basin with chrome mixer tap, low-level WC, shower enclosure with shower attachment and waterfall showerhead, wood-effect flooring, marble-effect wall finishes, spotlights and obscure double glazed window to the front.

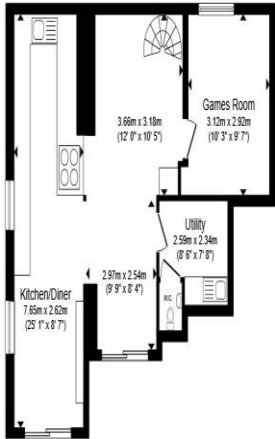
Outside:

Front Garden

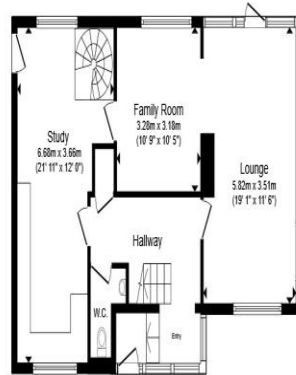
A driveway, providing off street parking for up to 4 cars, hedging, shrubs, a gate leading to the ground floor and steps up to the front entrance.

Rear Garden

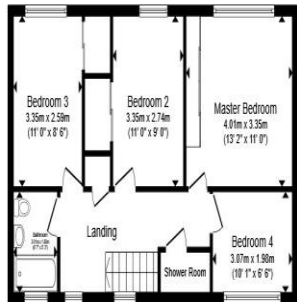
Wraparound balcony with views to the front and over Ipswich, a lawned area, rear access, fully enclosed border, shrubs, trees and a second tier with sheds.



Ground Floor



First Floor



Second Floor

Total floor area 185.8 m² (2,000 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



welcome to
Brackenbury Close,
Ipswich

- Substantial four-bedroom detached family home
- Multiple reception rooms including lounge, sitting room, games room & study
- Spacious kitchen/dining room with solid oak worktops
- Family bathroom & separate shower room
- Wraparound balcony with elevated views across Ipswich

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

£675,000



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