



5 Leggatt Drive, Bramford
Ipswich

Guide Price £300,000

5 Leggatt Drive

Bramford, Ipswich

A very well presented three bedroom semi-detached house with a spacious sitting room, kitchen, dining room, conservatory and ground floor cloakroom, together with a first floor bathroom, gardens and off road parking for two vehicles. All located in the popular village of Bramford, not far from the Ipswich town centre and all of it's amenities.

As you enter the property, there is a hallway with a window to the front, staircase rising to the first floor and doors to the cloakroom, dining room and sitting room, which has a window to the front and patio doors leading to the conservatory, which has surrounding windows to the rear overlooking the garden and French doors overlooking and leading out to the same. The kitchen has a window to the rear, also overlooking the garden, door out to the side and comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below including a built-in wine rack, matching wall mounted cupboards, integrated dishwasher, gas cooker with extractor above, space and plumbing for washing machine, integrated fridge/freezer, storage cupboard and a door to the dining room, which has a window to the side. There is also a ground floor cloakroom, which has a window to the front and a white suite comprising a low level wc and corner wash basin.

On the first floor, there is a landing with a cupboard housing the boiler and doors to the bedrooms and bathroom.



Bedroom 1 has a window to the front and a built-in cupboard, bedroom 2 has a window to the front and bedroom 3 has a window to the rear overlooking the garden. The newly fitted bathroom has a window to the side and a modern white suite comprising a panelled bath, shower enclosure with glass screen and a vanity unit incorporating low level wc, wash basin and storage cupboard.

Outside, to the front, there is driveway providing off road parking for two vehicles, small area of lawn and a gate accessing the rear garden, which is laid mainly to lawn with a patio seating area, decked seating area, three raised planters and a pathway leading to a timber garden shed. All bounded by panelled fencing.

Council Tax band: C

Tenure: Freehold

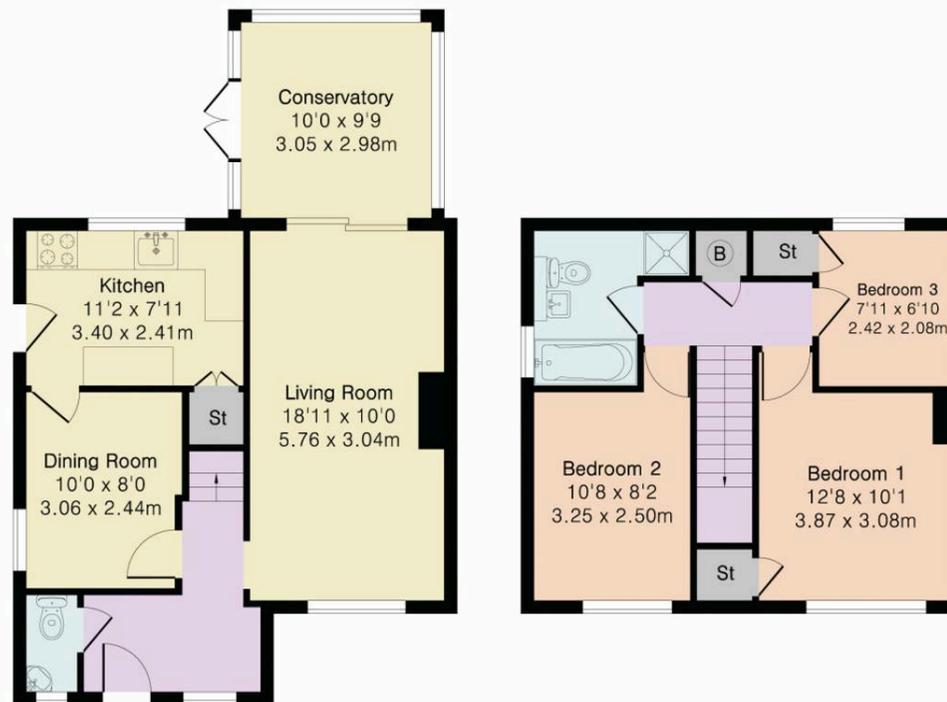
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Approximate Gross Internal Area 971 sq ft - 91 sq m

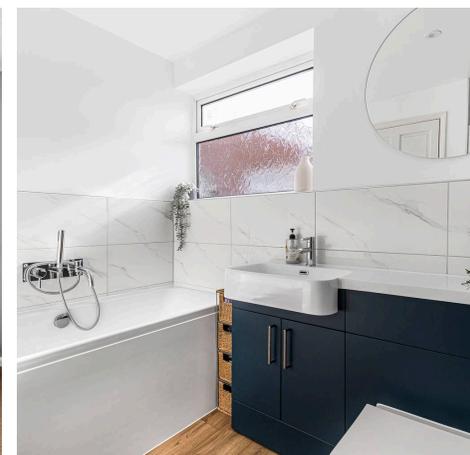
Ground Floor Area 566 sq ft – 53 sq m

First Floor Area 405 sq ft – 38 sq m



Ground Floor

First Floor



FROST

& P A R T N E R S

rightmove 

Zoopla

 OnTheMarket

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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