



50 Paper Mill Lane, Bramford

Minors & Brady



50 Paper Mill Lane

Bramford, Ipswich

It begins with the sense of arriving somewhere that instantly feels right: a home set above the lane, looking out across open fields, where the pace softens the moment you step onto the drive. This extended detached property in Bramford offers a refined family setting with generous living space, a beautifully landscaped wrap-around garden and a calm, modern interior designed for everyday comfort. With its shaker-style kitchen, family room with log burner, multiple reception areas and well-considered practical touches, it delivers a balanced lifestyle in one of Suffolk's most sought-after villages. The double garage, ample parking and no onward chain complete a compelling opportunity for buyers seeking a ready-to-move-into home with strong appeal and a welcoming atmosphere.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system (Combi boiler).



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- No onward chain!
- Extended detached family home in a well-regarded village with open field views
- Shaker-style kitchen with granite worktops, integrated dishwasher, integrated microwave, large extractor and space for range-style cooker and American fridge-freezer
- Family room with log burner and separate living room with French doors to the garden
- Dining room with bi-fold doors creating a seamless connection to the landscaped outdoor space
- Utility room with fitted cabinetry, integrated washing machine and integrated tumble dryer, plus a dedicated boot room with built-in storage
- Four well-proportioned bedrooms, one of which is a principal bedroom with a dressing room and a private en-suite with fitted shower, vanity basin and WC
- Contemporary family bathroom with rain shower over bath, vanity basin, WC and additional storage
- Enclosed wrap-around garden, landscaped with multiple seating areas, raised deck and timber pergola
- Double garage with electric doors, internal access between bays, full power and lighting, and generous driveway parking



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The Location

Paper Mill Lane forms part of a well-established area on the edge of Bramford, offering a practical residential setting with straightforward access to local amenities and the wider Ipswich surroundings. The lane has a consistent, settled feel, with a mix of modern homes and long-standing properties that reflect the village's continued appeal.

Connections are a clear advantage. The A14 is close by, providing direct routes towards Ipswich, Bury St Edmunds and further regional destinations, while local bus services link Bramford with nearby towns and key facilities. For rail travel, Ipswich station is within easy reach, offering regular services across the county and beyond.

Bramford supports a strong village community, with respected schooling, everyday shops and useful services available nearby. A convenience store, cafés, local pubs and essential amenities help make daily routines straightforward, while larger supermarkets and retail options in Ipswich remain easily accessible.

The village centre adds further practicality, offering places to eat, community facilities and a friendly local atmosphere. For broader leisure, Ipswich's parks, theatres, sports venues and waterfront provide a wide range of options within a short drive.

Green spaces are a notable feature of the area. The surrounding countryside, riverside paths and nearby nature reserves offer opportunities for walking and time outdoors, giving Paper Mill Lane a setting that feels both convenient and enjoyable for those seeking a comfortable home within a well-connected Suffolk village.



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Set within the well-regarded village of Bramford, this extended detached home offers a polished and welcoming environment designed for modern family living.

Elevated from the road and enjoying open views across fields, it sits on a generous plot with an enclosed, landscaped wraparound garden that provides a calm and private backdrop throughout the seasons.

The interior has been finished with care, presenting a sophisticated feel from the moment you step inside. The main living room is a bright and comfortable space, with French doors opening directly to the rear garden and an open fire set within a brick surround.

A separate family room adds further versatility, centred around a log burner that creates a warm focal point. This room leads through to the shaker-style kitchen, fitted with granite worktops, integrated dishwasher, integrated microwave, large extractor, and space designed for a range-style cooker and American fridge-freezer.

The kitchen flows naturally into the dining room, where bi-fold doors frame views of the garden and allow the space to open fully for relaxed entertaining.

Practicality is well considered, with a functional utility room fitted with matching cabinetry, integrated washing machine and integrated tumble dryer, alongside a boot room with built-in storage and direct access to the garden. A ground-floor cloakroom completes the layout on this level.



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Upstairs, four well-proportioned bedrooms offer flexibility for family life, home working or dressing. The main bedroom benefits from its own dressing room and a en-suite, fitted with a corner shower, vanity basin with storage, WC and upright radiator.

The family bathroom is finished in a similar contemporary style, featuring a bath with rain shower and screen, vanity basin with storage, WC, upright radiator and additional built-in cupboard space.

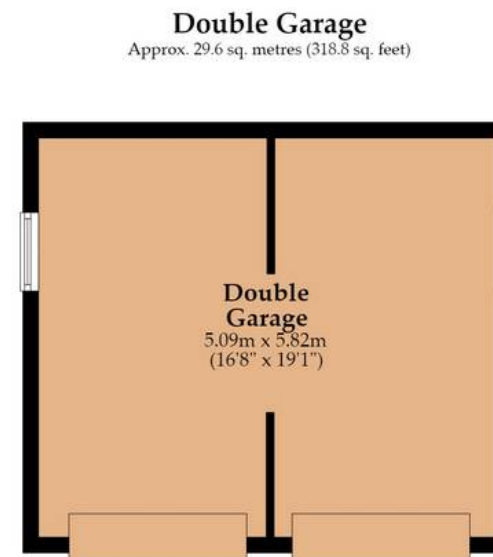
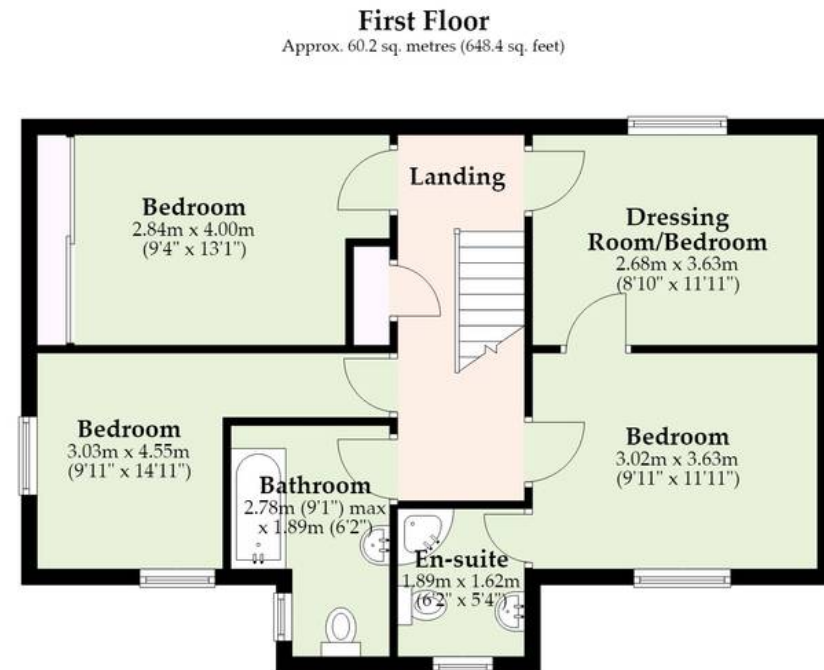
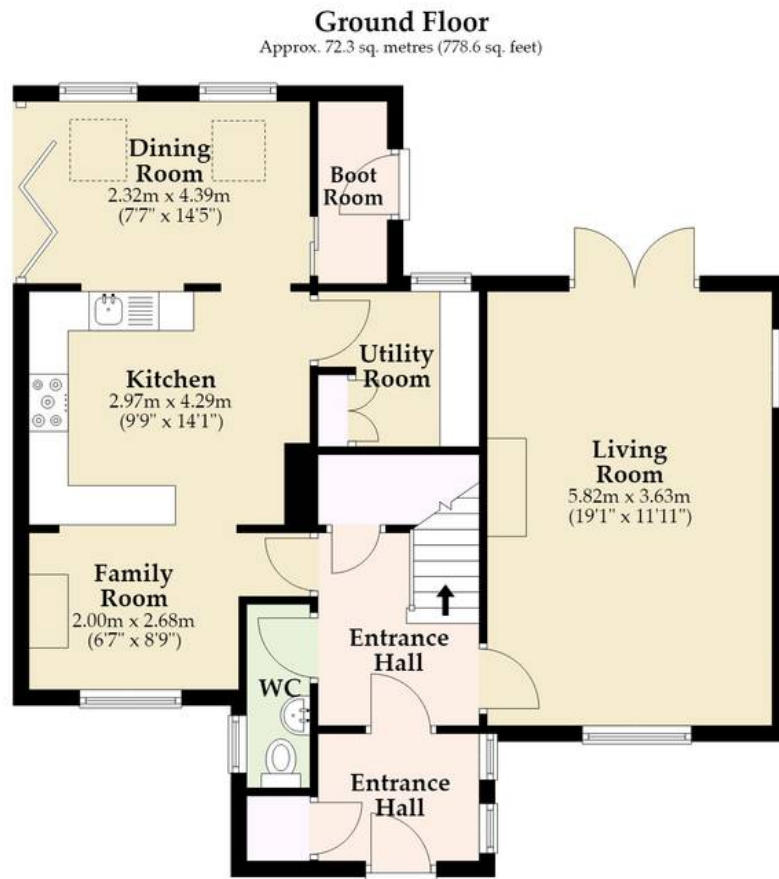
The garden has been thoughtfully landscaped to create a series of inviting areas, including a raised deck beneath a solid timber pergola, paved terraces for outdoor dining, and lawn bordered by sleeper-edged beds. A large shed and wood store sit neatly to the side, and a gate provides access back to the front.

To the front, a broad block-paved driveway provides generous parking and leads to the double garage. The garage is fitted with electric doors and offers a practical space for vehicles, storage or hobbies, with internal access between the two bays and full power and lighting in place.

This is an beautifully presented home offering space, comfort and a considered layout, with no onward chain and a sought-after position within one of Suffolk's most popular villages.



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Total area: approx. 162.2 sq. metres (1745.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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