



Brunswick Road, IPSWICH IP4 4BT

Not for marketing purposes INTERNAL USE ONLY

welcome to

Brunswick Road, IPSWICH

An ideal family home located in the North East of Ipswich. This excellent property has a delightful garden, four bedrooms, extended kitchen and open plan lounge/dining room. Early viewing is strongly advised.



We are pleased to present this spacious and versatile four-bedroom semi-detached home located in the heart of North Ipswich. The property has been thoughtfully extended to accommodate a wide range of buyers, from families to professionals.

Key benefits include:

- " Excellent school access, including Sidegate Primary School and Northgate High School
- " Convenient transport links to the A12 and A14, plus nearby bus routes into the town centre, Martlesham, and Kesgrave
- " Flexible living space with three separate reception rooms
- " Three bedrooms plus an additional loft room, offering potential as a fourth bedroom, office, or hobby space
- " Well-situated location with easy access to local amenities and everyday facilities

This home offers generous space and the flexibility to adapt to your lifestyle needs, making it an appealing option for a wide range of purchasers.



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Entrance Hall

Cloakroom

Lounge/Dining Area

4' 9" into bay x 12' 4" (1.45m into bay x 3.76m)

Dining Area

12' x 10' 9" (3.66m x 3.28m)

Kitchen

20' 3" x 13' 2" narrowing to 11' 5" (6.17m x 4.01m narrowing to 3.48m)

Sitting/Garden Room

10' 10" x 9' 9" (3.30m x 2.97m)

First Floor Landing

First Floor Landing

Bedroom 1

14' 4" into bay x 11' 1" (4.37m into bay x 3.38m)

Bedroom 2

11' 1" narrowing to 9' 4" x 9' 8" (3.38m narrowing to 2.84m x 2.95m)

Bedroom 3

8' 9" x 7' (2.67m x 2.13m)

Bathroom

Bedroom 4/Loft Room

11' 1" x 10' 8" (3.38m x 3.25m)

External Details



welcome to

Brunswick Road, IPSWICH

- NORTH EAST IPSWICH
- FOUR BEDROOM HOUSE
- OFF ROAD PARKING
- GARAGE
- PLEASANT GARDEN

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: C

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPW103991 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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