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Brookfield Road, Ipswich, £285,000



GRACE ESTATE AGENTS are delighted to present this three-bedroom semi detached house located on Brookfield Road in Ipswich. This delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests, relaxing with family, or creating a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. The surrounding area is known for its friendly neighbourhood and excellent transport links, allowing for effortless commuting and exploration of the wider region.

This house on Brookfield Road is not just a place to live; it is a place to call home. With its blend of comfort, space, and a prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.

- Off road parking & garage
- Double-glazed windows & Gas central heating
- Extended three bedroom semi-detached
- Cloakroom/Utility room
- Modern Bathroom
- Modern Kitchen
- Dining Room and Summer Room

Guide price £285,000

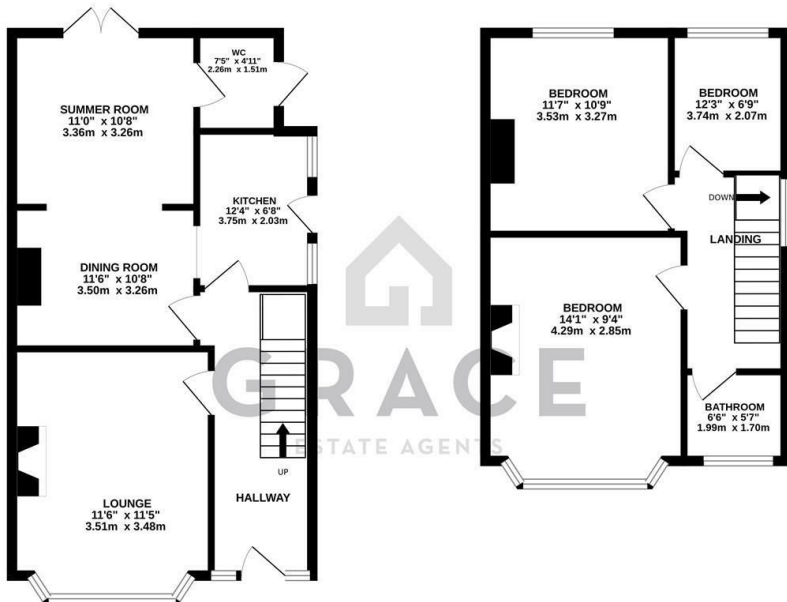
Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.

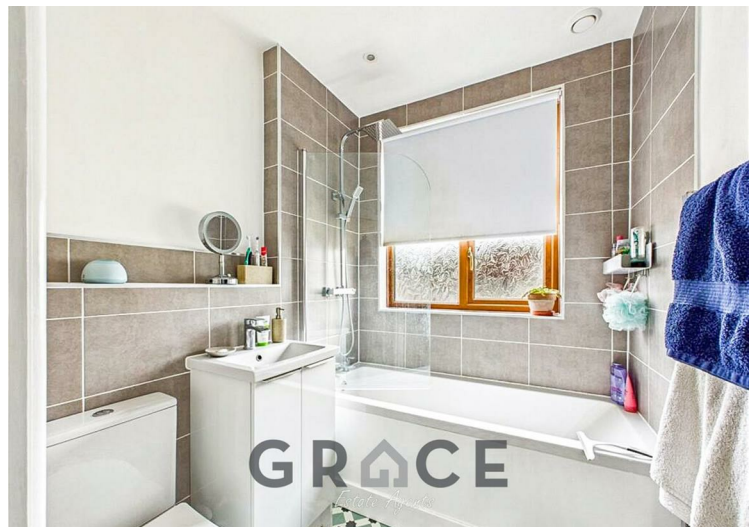
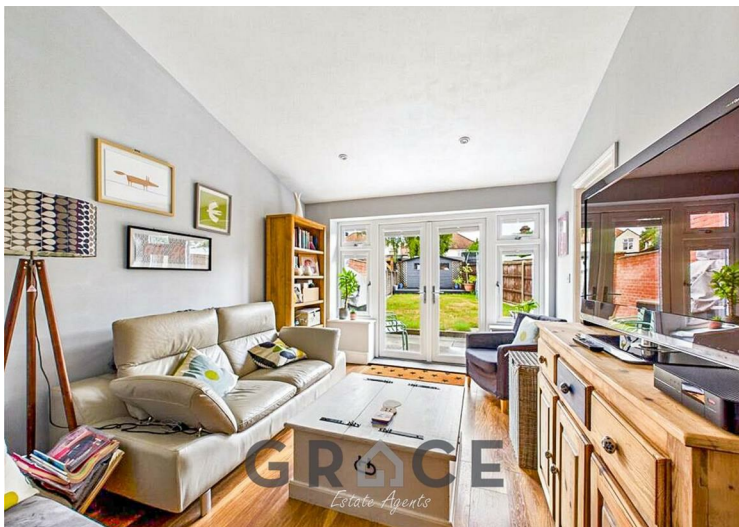
1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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