



Tuddenham Road, Ipswich,  
£375,000

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GRACE ESTATE AGENTS are delighted to present this three bedroom semi detached house situated along the highly regarded and much sought-after Tuddenham Road, this detached residence offers a rare opportunity to purchase a home in one of the town's most established and desirable residential locations. Properties along this stretch of road are rarely available, and this home is being offered to the market for the first time in many years, underlining the long-term appeal of the location.

The property occupies a generous plot and benefits from an elevated position to the rear, which adds to the sense of privacy and potential. This elevated aspect also offers excellent scope for extension or reconfiguration, subject to the usual planning permissions, allowing future owners the opportunity to tailor the property to their individual requirements.

Tuddenham Road is particularly well regarded for its convenient setting and strong community feel. The property is ideally placed for access to a number of popular and well-regarded local schools, making it especially attractive to families. In addition, Ipswich town centre, the historic waterfront and marina, a variety of local shops, cafes, and leisure facilities are all within easy reach.

Excellent transport links are close at hand, including convenient access to road networks and public transport services, ensuring straightforward commuting both locally and further afield.

This is a rare chance to acquire a detached home in a prime Ipswich location, where properties are tightly held and demand remains consistently strong. An early viewing is strongly advised to fully appreciate the setting, potential, and long-term appeal that this property has to offer.





## The Property

Offered to the market for the first time in over 20 years, this three-bedroom detached house presents an exciting opportunity for purchasers seeking a home with significant potential to modernise and add value.

The property is arranged over multiple levels and is in need of modernisation throughout, providing a blank canvas for buyers to redesign and adapt to their own tastes. The ground floor offers excellent scope to be reconfigured into a spacious open-plan living area, while also benefiting from a separate office—ideal for home working or study.

The first floor comprises three well-proportioned bedrooms and a family bathroom. To the basement level, the property further benefits from a garage and an outside WC, offering additional practicality and storage.

Externally, the property enjoys a rear garden measuring approximately 26 ft, providing a manageable outdoor space with further potential for landscaping or extension, subject to the necessary consents.

Situated within the popular IP4 postcode, the property is conveniently located for access to Ipswich town centre, local shops, schools, and amenities. Excellent transport links are nearby, including Ipswich railway station with direct services to London Liverpool Street, making this an appealing location for both families and commuters.

A rare opportunity to acquire a detached home in a well-regarded area, offering huge potential to create a long-term family home.

### Ground Floor

#### Entrance Hall

Doors leading to:



**Lounge/Diner**  
25'7" x 11'5" (7.8m x 3.5m)  
Dual aspect lounge/diner, electric fire with brick surround and radiator.

**Study**  
10'9" x 8'6" (3.30m x 2.60m)  
Window to front aspect, radiator.

**Kitchen**  
17'4" x 6'10" (5.3m x 2.1m)  
Range of base and wall units, stainless steel sink, window to rear aspect and door leading to garden.

**First Floor**

**Landing**

**Bedroom One**  
16'0" x 9'6" (4.9m x 2.9m)  
Spacious dual aspect master bedroom with storage cupboards and radiator.

**Bedroom Two**  
12'5" x 10'9" (3.8m x 3.3m)  
Double bedroom with window to rear aspect, radiator.

**Bedroom Three**  
13'1" x 8'2" (max) (4m x 2.5m (max))  
Window to rear aspect, storage cupboard and pedestal sink.

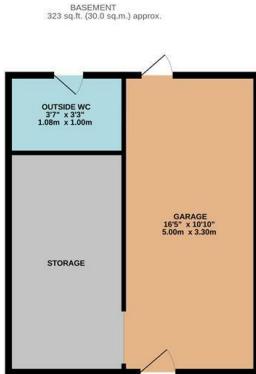
**Bathroom**  
Fully tiled bathroom comprising low level WC, pedestal hand wash basin, panelled bath with electric shower and window.

**Basement**

**Garage**  
16'4" x 10'9" (5m x 3.3m)

**Outside WC**  
3'6" x 3'3" (1.08m x 1m)



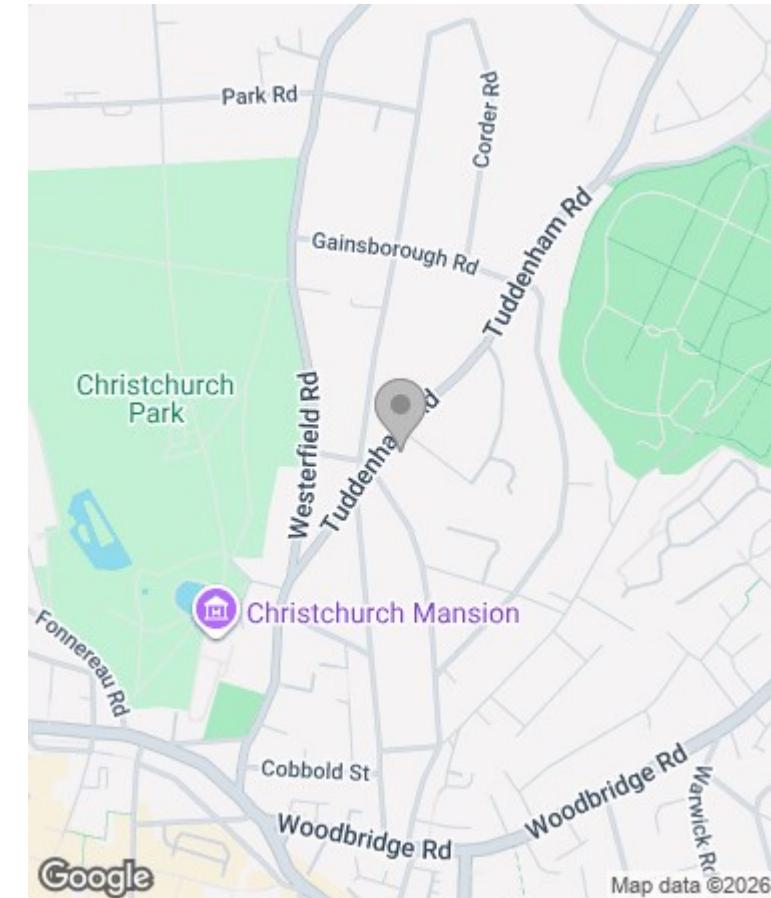


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TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.

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.

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## 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	