



Playford Road, Ipswich,  
£250,000

Situated in a desirable location on Playford Road, this charming two-bedroom home enjoys beautiful open field views to the rear, offering a wonderful sense of privacy and countryside living.

The property is well laid out across two floors and extends to approximately 830 sq.ft. Internally, the accommodation comprises a welcoming porch leading into a spacious living room, ideal for relaxing and entertaining. To the rear, a generous kitchen/diner provides ample space for dining and everyday family living, with direct access towards the rear gardens. A ground floor bathroom completes the accommodation on the lower level.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from built-in wardrobe storage.

Externally, the home continues to impress with two separate garden areas, perfect for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings and uninterrupted field views. A detached double garage and additional off-road parking for two vehicles provide excellent practicality and storage.

This attractive home would suit a range of buyers including first-time purchasers, downsizers, or those looking for a property with a semi-rural feel whilst remaining conveniently located.

### Entrance Porch

Window to side aspect

### Living Room

13'7" x 10'10" (4.16m x 3.32m)

Window to front aspect, electric radiator, hardwood flooring

### Kitchen/Diner

13'7" x 11'1" (4.16m x 3.40m)

Window to rear aspect, integrated oven and electric hob. Matching eye-level cabinets and base units. Stainless steel sink.





**Bathroom**  
10'4" x 6'9" (3.15m x 2.06m)  
Shower over bath, basin and toilet.  
Frosted glass window to rear aspect

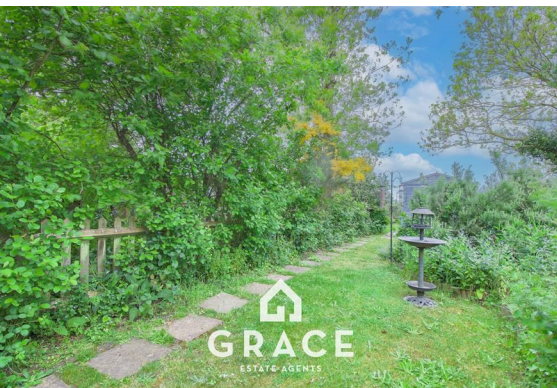
**Master Bedroom**  
11'2" x 10'9" (3.42m x 3.29m)  
Dual windows to front aspect, electric radiator, built in wardrobe, hardwood flooring.

**Bedroom Two**  
13'7" x 11'8" (4.16m x 3.57m)  
Window to rear aspect, carpeted flooring, built in wardrobe and electric radiator.

**Garden One**  
Long garden, with field views, and summer house

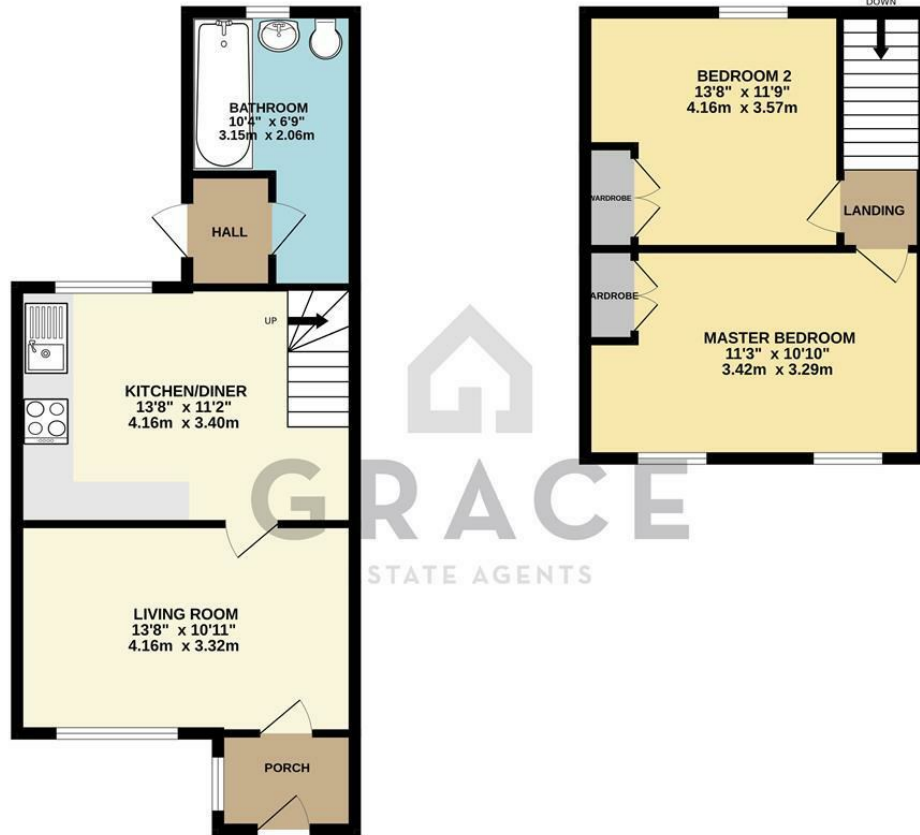
**Garden Two**  
Access to double garage, separate outside space

**Garage**  
Double garage, with parking for two vehicles



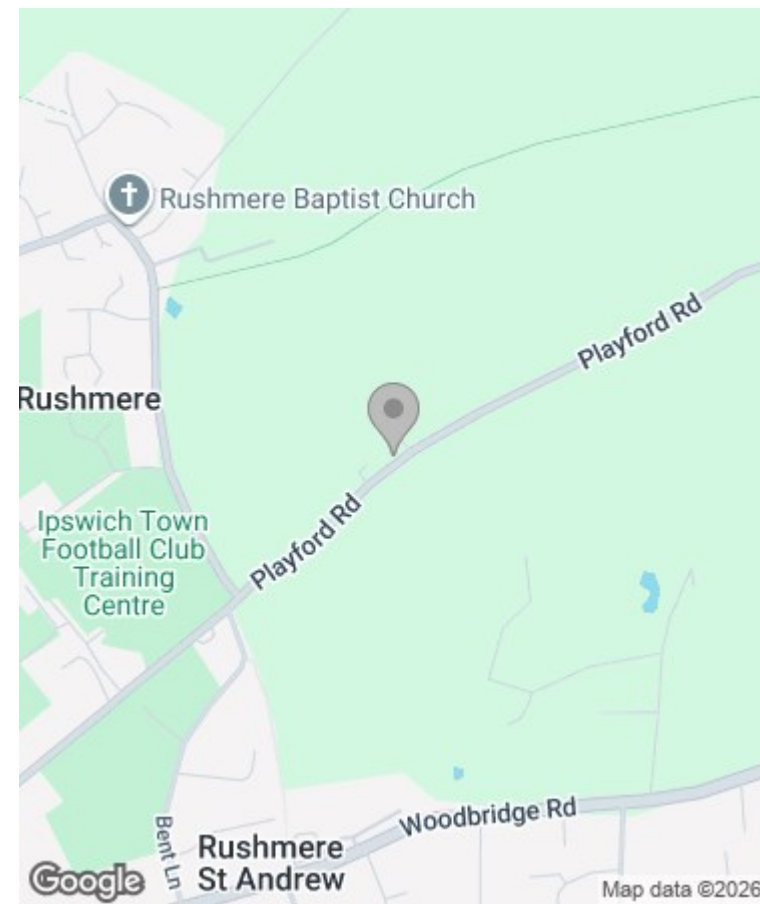
GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 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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