



Playford Road, Ipswich,
£235,000

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

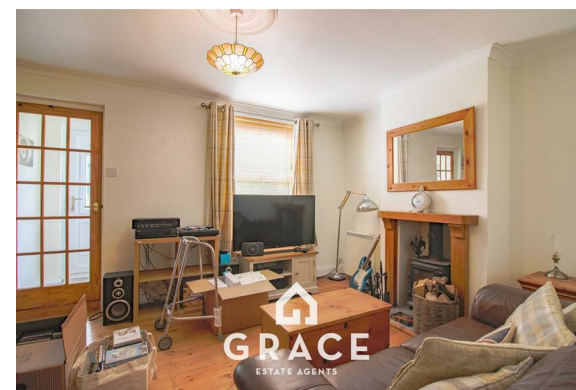
13'7" x 10'10" (4.16m x 3.32m)

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

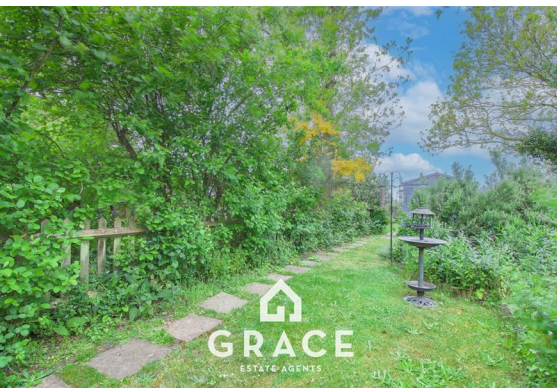
Long garden, with field views, and summer house

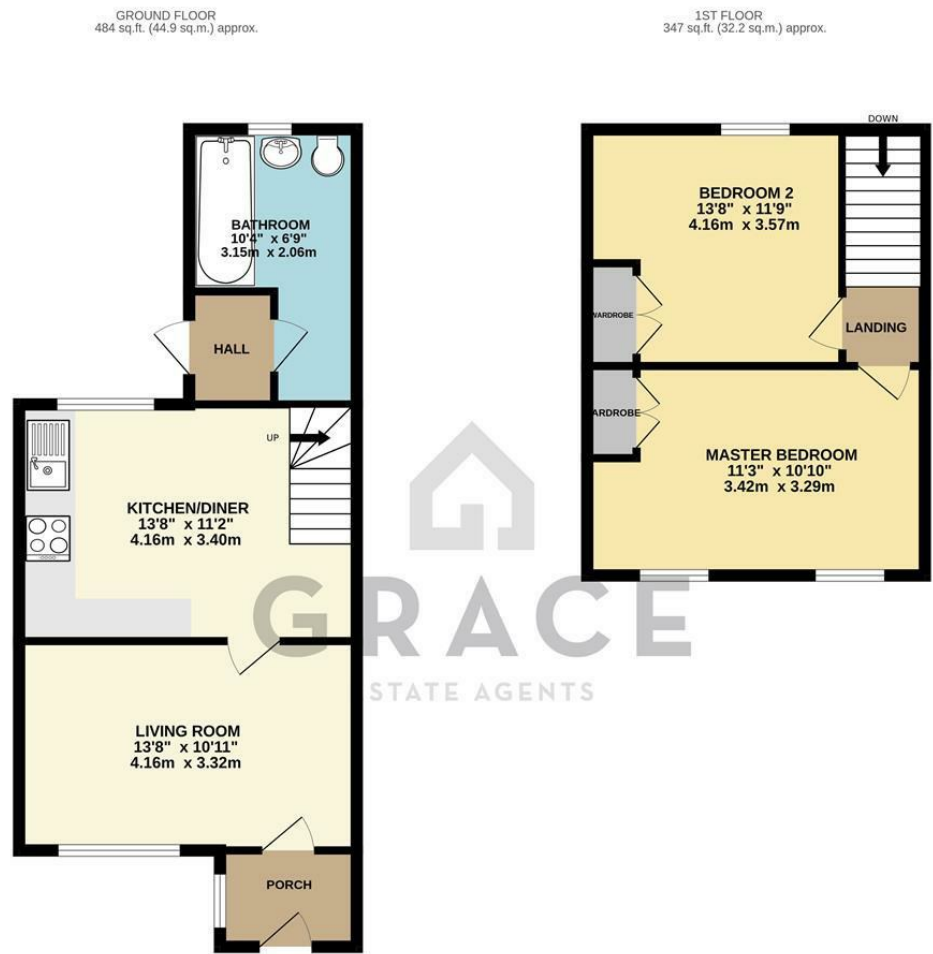
Garden Two

Access to double garage, separate outside space

Garage

Double garage, with parking for two vehicles





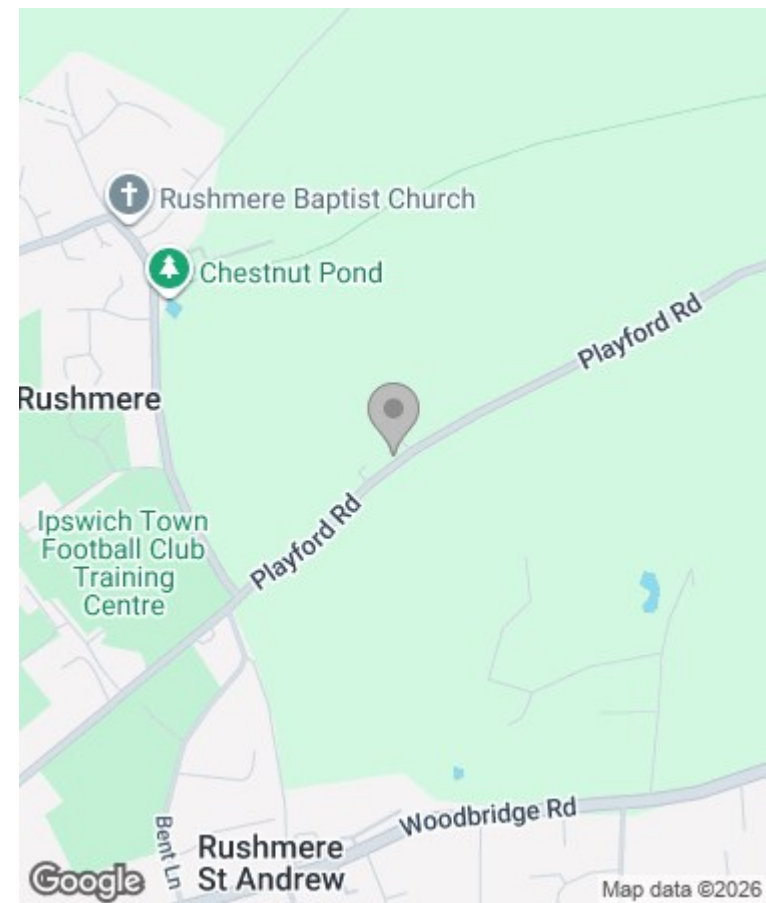
TOTAL FLOOR AREA : 830 sq.ft. (77.2 sq.m.) approx.

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.
Made with Metropix ©2026

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 firm's 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		100
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	