

GRACE
ESTATE AGENTS

Ditchingham Grove, Ipswich,
£350,000

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GRACE ESTATE AGENTS are delighted to present this detached three-bedroom house situated in a desirable cul-de-sac location, this well-presented detached three-bedroom house offers spacious and versatile accommodation, complemented by a private, non-overlooked rear garden backing directly onto heathland.

The ground floor features a welcoming entrance area, a convenient downstairs cloakroom, a spacious lounge and a generous kitchen/diner, providing an ideal space for both everyday family life and entertaining.

To the first floor are three well-proportioned bedrooms, served by a family bathroom.

Externally, the property benefits from a detached single garage and a secluded rear garden, enjoying a peaceful outlook across the adjoining heathland. The home is also ideally positioned within an excellent school catchment area, making it an appealing choice for families.

Offering a sought-after location, generous living space and attractive outdoor surroundings, this property presents a wonderful opportunity to acquire a comfortable family home in a highly desirable setting.

Entrance Hall
Access to the cloakroom, lounge and stairs to the first floor. Radiator and double glazed window to side aspect.

Lounge
14'11" x 12'11" (4.55 x 3.96)
Double glazed window to front aspect and radiator.

Kitchen/Diner
16'4" x 9'4" (5 x 2.87)
Double glazed window and patio doors to rear aspect. Double glazed uPVC door to side aspect, range of matching eye level and base units with worktops over, single bowl sink with side drainer and mixer tap. Tiled flooring, tiled splash back, space for dishwasher, washer/dryer and fridge freezer. Integrated single oven with gas hob and extractor over. Storage cupboard and radiator.

























Cloakroom
Low level WC, hand wash basin with mixer tap, radiator, double glazed window to front aspect and wood style flooring.

Bathroom
6'5" x 6'5" (1.98 x 1.97)
Double glazed window to rear aspect, white basin vanity unit, low level WC, panelled bath with shower on riser rail, tiled splash back and flooring. Heated towel rail, tiled splashback and flooring.

Master Bedroom
14'11" x 9'8" (4.55 x 2.95)
Double glazed window to front aspect, radiator and two built in double wardrobes.

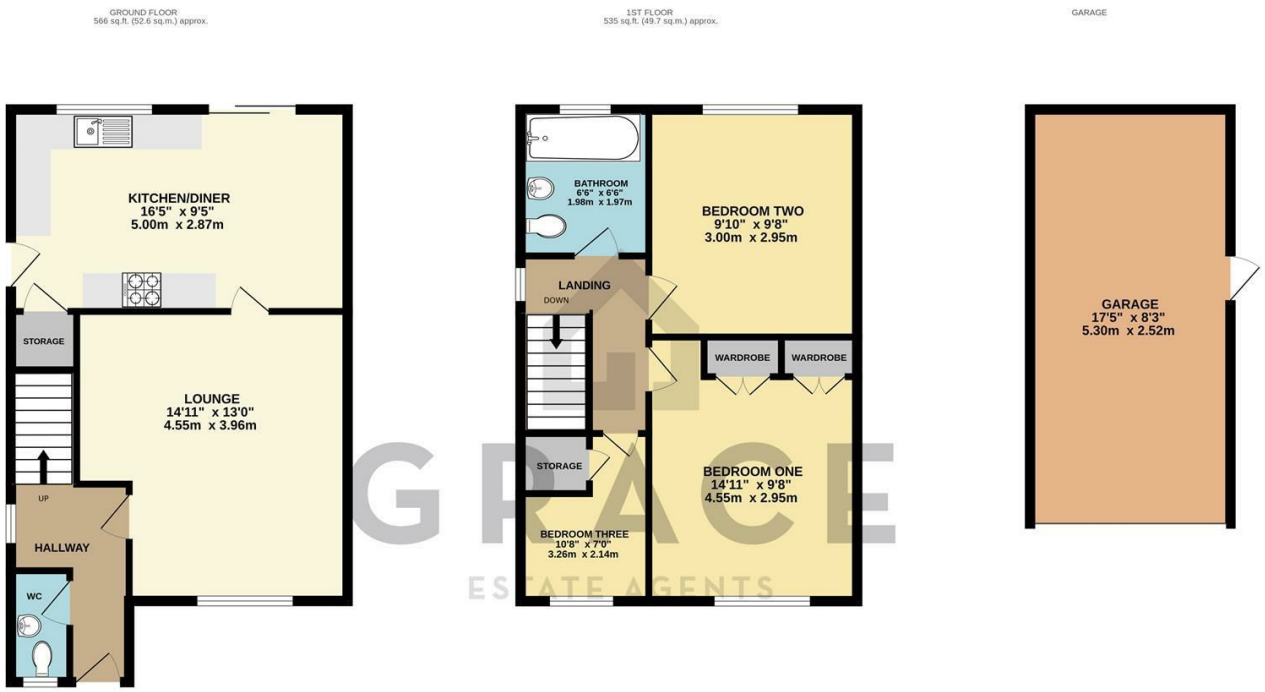
Bedroom Two
9'10" x 9'8" (3.00 x 2.95)
Double glazed window to rear aspect and radiator.

Bedroom Three
10'8" x 7'0" (3.26 x 2.14)
Double glazed window to front aspect, radiator and built in storage cupboard.

First Floor Landing
Double glazed window to side aspect, access to all bedrooms and the bathroom.

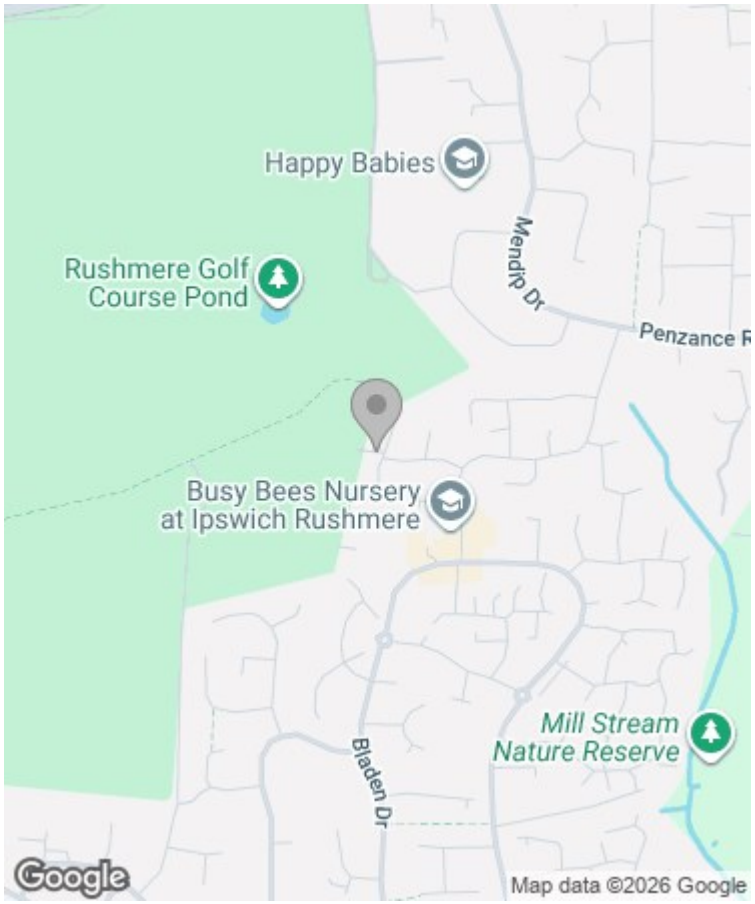
Outside
The front of the property has been mainly laid to lawn, with a path leading to the front door. A driveway to the side provides off road parking, leading to the garage, with 'up and over' door, power and light connected. A side gate gives access to the rear garden.

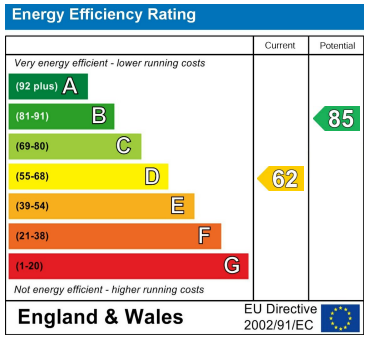
Rear garden - Patio area to the immediate rear of the property, a further seating area, with the remainder mainly laid to lawn, with flowers, plant and shrub borders. Double glazed Upvc door giving access to the garage.

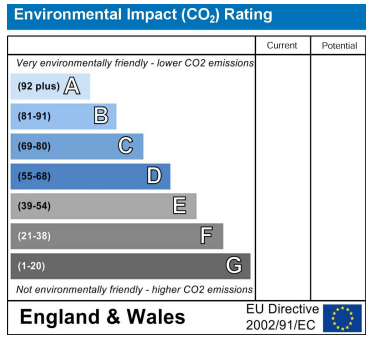


TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

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

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Alpha Business Park, 8 White House Road, Ipswich, Suffolk, IP1 5LT
Tel: 01473 747728 | Email: enquiries@graceestateagents.co.uk