

# KEYSTONE



Ellenbrook Road, Ipswich, IP2 9RW

£425,000

Detached House  
Lounge  
Kitchen  
Family Bathroom  
Popular Location

Four Bedrooms  
Dining Room  
Utility Room & Cloakroom  
Garden Room  
Garage & Driveway

# Ellenbrook Road, Ipswich IP2 9RW

Nestled in the sought-after area of Ellenbrook Road, this charming Extended detached house offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The good-sized driveway offers plenty of parking space, making it convenient for residents and visitors alike. Additionally, the garden is a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings.

Situated in a popular location, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This detached house on Ellenbrook Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment. Don't miss the chance to make this lovely property your new home.



#### Front entrance

Leading to porch with tiled flooring, window to side, door to hallway, radiator and stairs to first floor.

#### Lounge

19'3 x 10'8

With window to front, radiator and feature gas fireplace.

#### Garden Room

11'0 x 9'2

French doors to rear, window to side and radiator.

#### Kitchen

15'1 x 8'4

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit, quartz work top, built-in oven, integrated fridge and freezer, two windows to front, wall mounted boiler and radiator.

#### Dining Room

15'4 x 8'4

Window to front and radiator.

#### Utility Room

13'1 x 4'8

Space and plumbing for washing machine and tumble dryer, radiator, window to rear and a built-in storage cupboard.

There is a personal door to garage and door to garden.

#### Cloakroom

Fitted with a suite comprising WC, vanity inset sink, heated towel rail, radiator, ½ tiled and window to rear.

#### First Floor Landing

With loft access and built-in airing cupboard.

#### Bedroom 1

13'6 x 10'6

Window to front, built-in over stairs cupboard and radiator.

#### Bedroom 2

10'6 x 9'0

Window to front, radiator and built-in wardrobe.

#### Bedroom 3

10'9 x 8'5

Window to rear and radiator.

#### Bedroom 4

5'6 x 6'2

Window to rear and radiator.

#### Bathroom

Fitted with a suite comprising of panelled bath with shower over, WC, pedestal wash basin, tiled walls, heated towel rail and window to rear.

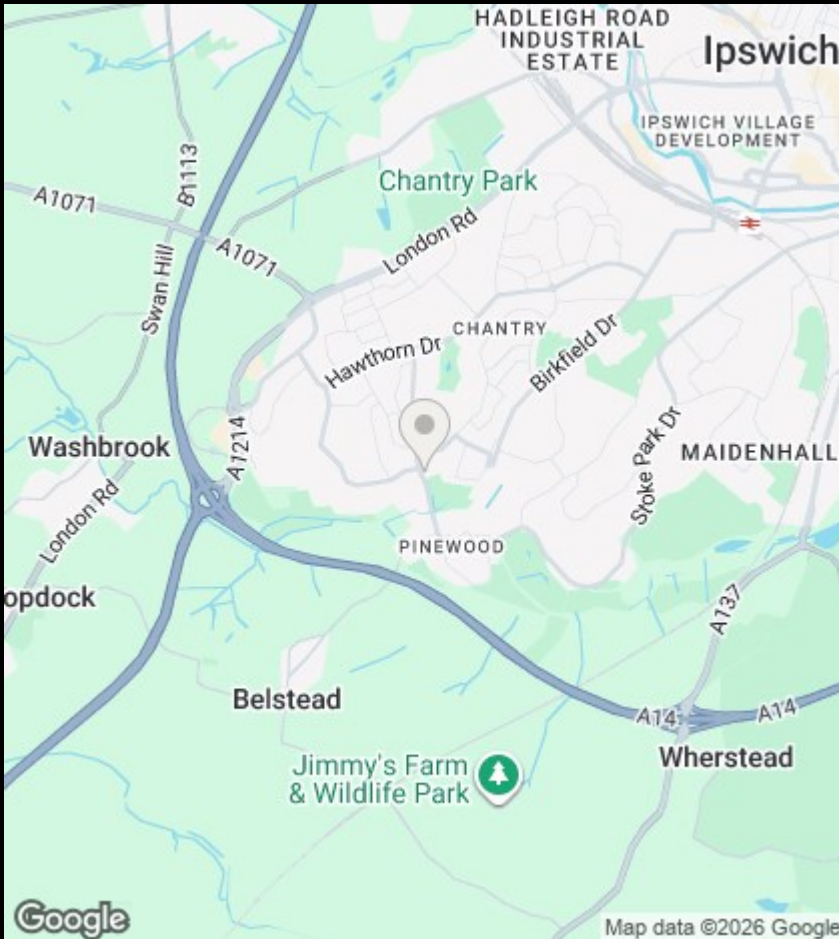
#### Outside

To the front of the property there is an open plan front garden with block paved driveway and predominantly laid to lawn.

There is a garage with an up and over door, power and light connected.

Outside to the rear of the property, predominantly laid to lawn with patio area and side access.

There is also a summer house and mature flower beds and borders.



## Viewings

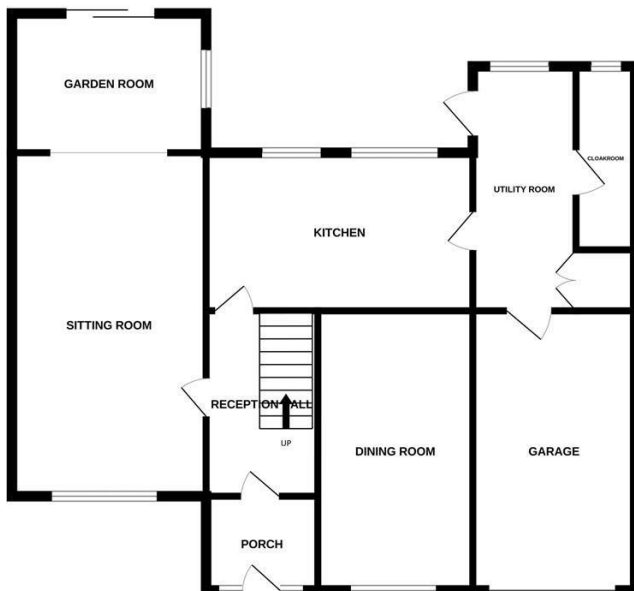
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

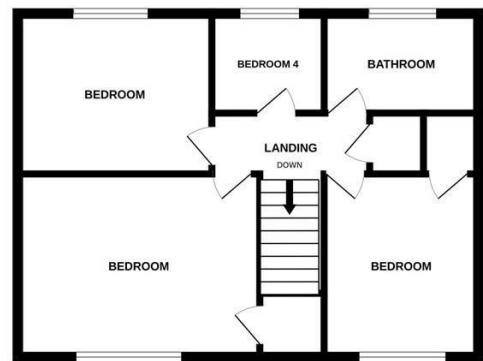
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

GROUND FLOOR



1ST FLOOR



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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