



Connells

Broad Meadow
IPSWICH



Property Description

Situated in the highly sought after Pinewood area of Ipswich, this well presented three bedroom detached family home enjoys a desirable position within Broad Meadow, offering spacious accommodation, off-road parking, garage and a convenient location close to a wealth of amenities. The property provides versatile living space throughout, with well-proportioned bedrooms, generous reception areas and a private rear garden, making it ideal for growing families and those looking to upsize. One of the standout features of this home is its excellent location. Pinewood remains one of Ipswich's most popular residential areas thanks to its fantastic transport links and range of local amenities.

The property is within easy reach of the A12 and A14, providing excellent access for commuters travelling towards Colchester, Bury St Edmunds, Felixstowe and beyond. Ipswich town centre and the mainline railway station are also easily accessible, offering direct services to London Liverpool Street. Families will appreciate the proximity to Suffolk One Sixth Form College, along with a selection of local schools, parks and leisure facilities. Everyday shopping needs are well catered for with Tesco Superstore and a variety of nearby convenience stores, while the popular retail parks and restaurants situated on the south-western side of Ipswich are just a short drive away.

Entrance Hall

Double glazed entrance door to the front aspect. Doors provide access to:

Cloakroom

Fitted with a low-level w/c and wash hand basin with hot and cold taps. Further benefits include a radiator, fitted carpet, extractor fan and double glazed window to the front aspect.

Lounge

A bright and inviting reception room featuring a gas fireplace with stone hearth and wooden mantel. Double glazed bay window to the side aspect, radiator, fitted carpet, ceiling fan with integrated light fitting and stairs rising to the first floor.

Dining Room

Ideal for entertaining, the dining room benefits from wood-effect flooring, radiator and double glazed French doors opening into the conservatory.

Kitchen

Fitted with a range of matching wall and base units with roll-edge work surfaces incorporating a stainless steel sink with drainer and mixer tap. There is space for a cooker, washing machine and under-counter fridge and freezer. Additional features include tiled splash backs, extractor hood, radiator, laminate flooring, double glazed windows and door to the side aspect, and a wall-mounted boiler, which we are advised was installed in 2026.

Conservatory

Of double glazed construction and accessed via the dining room, providing an additional reception area with views over the garden.

Landing

Double glazed window to the side aspect, fitted carpet and doors providing access to:

Bedroom One

Double glazed window to the rear aspect, fitted carpet, radiator and a range of sliding wardrobes. Ceiling fan with integrated light fitting and loft access. We are advised the loft has been insulated, not boarded, providing potential for useful storage space.

Bedroom Two

Dual-aspect room with double glazed windows to the front and side aspects, radiator, wood-effect flooring, built-in wardrobes and pendant light fitting.

Bedroom Three

Double glazed window to the side aspect, wood-effect flooring, radiator and pendant light fitting.

Bathroom

Comprising a panel-enclosed bath with electric shower over, wash hand basin with mixer tap and low-level w/c. Further benefits include a radiator, airing cupboard housing the hot water tank and a double glazed window to the rear aspect.

Outside

Front Garden

Occupying a corner plot, the property benefits from a block-paved driveway providing off-road parking. Double gates offer access through to the garage.

Garage

Garage with up-and-over door and power/light connected, providing secure parking and excellent storage.

Rear Garden

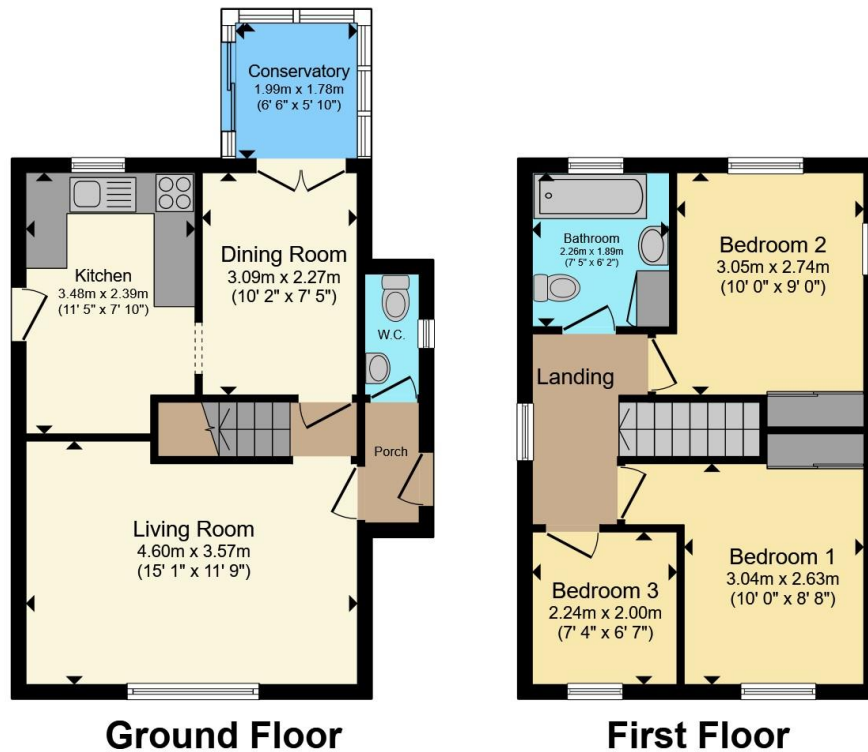
Designed for ease of maintenance, the rear garden is predominantly block paved and features a greenhouse, outside tap, mature eucalyptus tree and a variety of established

plants and shrubs within the borders.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 79.9 m² (860 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/ICH313473

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH313473 - 0004