



GRACE

ESTATE AGENTS

Ransome Road, Ipswich,
£450,000



GRACE ESTATE AGENTS are delighted to present this extended four-bedroom detached home situated in the sought-after east side of Ipswich.

The ground floor features two spacious reception rooms, providing excellent space for both relaxing and entertaining, alongside a well-appointed kitchen with a separate utility room for added convenience. A downstairs cloakroom and an integral garage with power further enhance the practicality of the home.

Upstairs, the impressive master bedroom benefits from its own en-suite, while three further well-proportioned bedrooms are served by a contemporary family bathroom.

Externally, the property offers off-road parking for three vehicles to the front, with access to the integral garage. To the rear is a large, enclosed garden, providing an ideal space for outdoor dining, children's play, or simply enjoying the warmer months.

Combining spacious accommodation with excellent family-friendly features, this superb home is conveniently located close to local amenities, well-regarded schools, and transport links, making it an exceptional opportunity for growing families.

Entrance Hall

Access to the living room, sitting/dining room, kitchen, cloakroom and stairs to the first floor.

Living Room

12'3" x 11'0" (3.75 x 3.36)

Double glazed bay window to front aspect, radiator and gas fireplace with hearth.

Sitting/Dining room

11'10" x 10'11" (3.62 x 3.33)

Kitchen

12'7" x 10'10" (3.85 x 3.32)

Double glazed windows to rear and side aspect. Double glazed Upvc door to rear aspect, radiator, matching eye level and base units with worktops over. Integrated dishwasher and fridge freezer. Space for range cooker, single bowl sink with side drainer and mixer tap.

Cloakroom

Low level WC, hand wash basin with mixer tap and tiled walls.

Utility Room

13'11" x 5'2" (4.26 x 1.60)

Mega flow system, wall mounted boiler and space for washer/dryer.





Bedroom Five/Study 11'4" x 10'10" (3.47 x 3.31)

Double glazed window to front aspect, radiator and access to the garage.

Garage 22'1" x 11'4" (6.75 x 3.47)

Up and over door to the front aspect, access to the utility room, bedroom five/study and rear garden.

Master Bedroom 14'6" x 14'6" (4.44 x 4.43)

Double glazed window to rear aspect, two radiators and access to the ensuite.

Ensuite

Double glazed window to rear aspect, walk in corner shower with rainfall shower head and shower on a riser rail. Low level WC, hand wash basin with mixer tap and storage below. Free standing bath with mixer tap and handheld shower head. Heated towel rail, wood style flooring and tiled splash back.



Bedroom Two 13'1" x 11'5" (4.00 x 3.50)

Double glazed bay windows to front aspect, radiator and built in wardrobes.

Bedroom Three 10'7" x 9'11" (3.24 x 3.04)

Double glazed window to rear aspect, radiator and two built in storage cupboards.



Bedroom Four 11'1" x 7'8" (3.38 x 2.36)

Double glazed window to front aspect and radiator.

Study 10'2" x 8'2" (3.10 x 2.49)

Two double glazed windows to front aspect, radiator, access to the master bedroom, bedroom four and storage cupboard.

Bathroom 7'8" x 6'6" (2.35 x 1.99)

Double glazed window to rear aspect, heated towel rail, walk in shower with rainfall shower head and shower on a riser rail. Low level WC and hand wash basin.

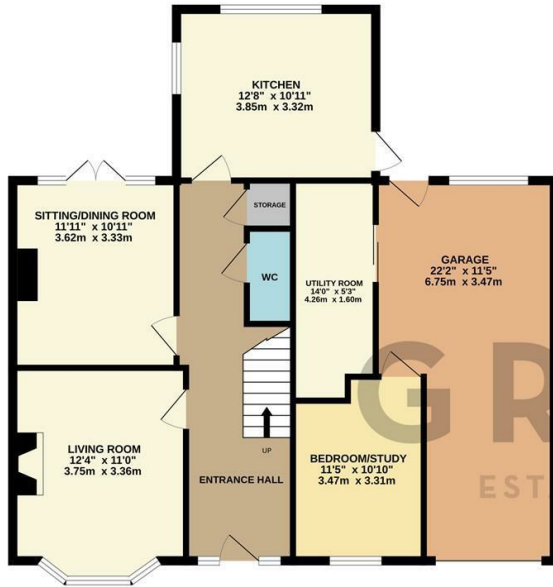
Outside

Rear garden - block paving from the rear of the property leading to a lawned area, fenced boundaries, circular garden patio area, timber framed summer house, garden shed and storage unit.

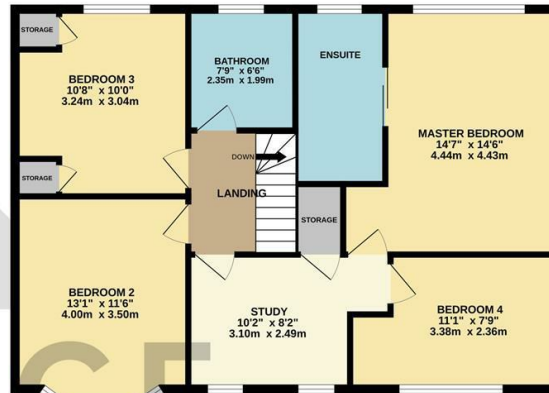
Front garden - access to the garage via an up and over door, off road parking for two vehicles.



GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.

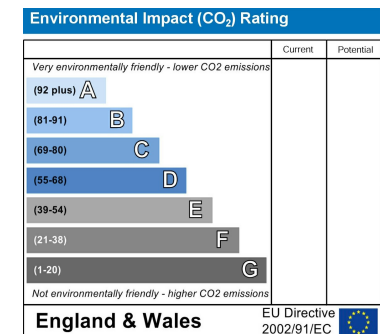
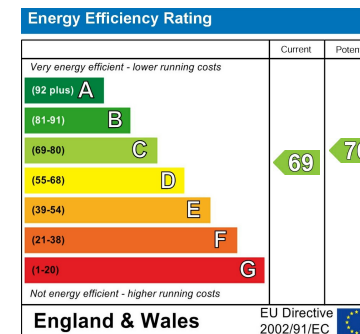
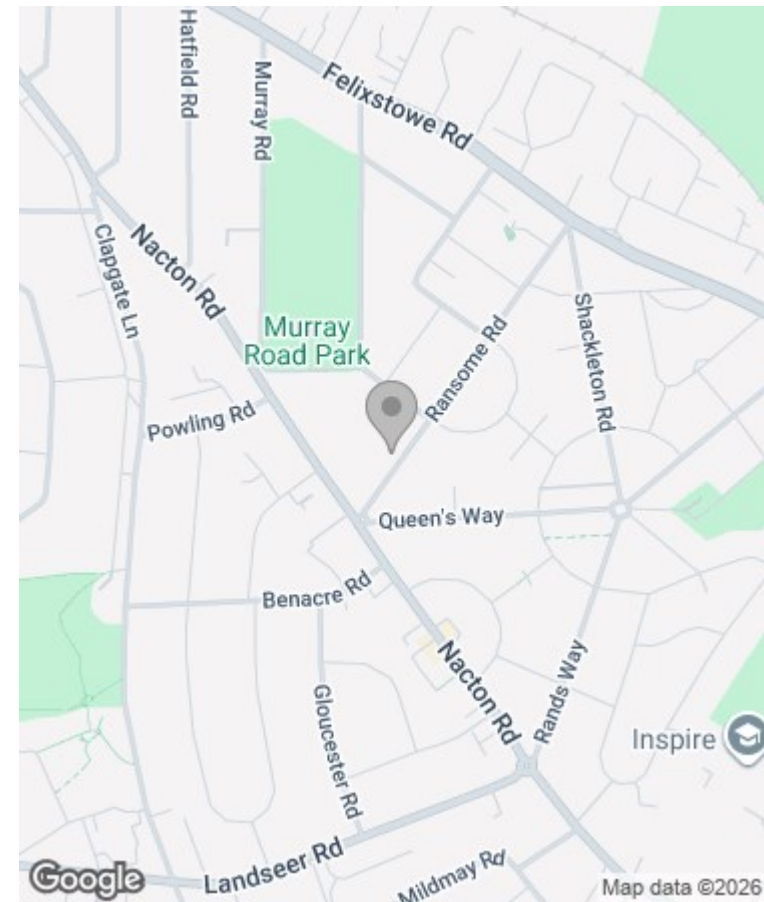


1ST FLOOR
840 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA: 1808 sq.ft. (168.0 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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