



Playford Road, Ipswich,
£300,000

GRACE ESTATE AGENTS are delighted to present this semi-detached three bedroom house situated in the highly sought-after and rarely available location of Playford Road, this attractive semi-detached three-bedroom house offers well-proportioned accommodation, excellent outdoor space and exciting potential for future enhancement.

The property benefits from two spacious reception rooms, providing versatile living and entertaining space, along with a well-appointed kitchen and a first-floor family bathroom. Upstairs, there are three bedrooms offering comfortable accommodation for families, couples or those looking for additional space to work from home.

Externally, the property is particularly impressive. To the front, there is ample off-road parking together with a detached single garage benefiting from power. To the rear is a truly outstanding garden extending to approximately 140 feet in length. Beautifully landscaped and not overlooked, the rear garden provides an exceptional private setting for outdoor entertaining, relaxation and family life.

The property is also situated within a desirable school catchment area, making it an appealing choice for families. There is further potential to extend the accommodation, subject to the necessary planning permissions and consents.

Properties in this location are rarely available, making this an excellent opportunity to acquire a spacious family home with a superb garden and significant potential.

Entrance Hall
11'1" x 8'5" (3.40 x 2.59)
Radiator, double glazed window to the front, stairs to the first floor, access to the lounge and kitchen

Lounge
14'1" x 12'1" (4.31 x 3.69)
Radiator and double glazed windows to front aspect.

Dining Room
12'11" x 12'0" (3.96 x 3.68)
Radiator and double glazed window to rear aspect.





Kitchen

15'0" x 8'10" (4.59 x 2.71)

Matching eye level and base units with work tops over. Integrated fridge freezer, integrated single oven with electric hob and extractor fan over. Bowl and a half sink with side drainer and mixer tap. Tiled splash back, wood style flooring, double glazed window to the side and rear aspect. Access to the rear garden, dining room and entrance hall.

Master Bedroom

14'0" x 11'11" (4.28 x 3.65)

Double glazed bay windows to front aspect and radiator.

Bedroom Two

13'9" x 12'1" (4.20 x 3.69)

Double glazed window to rear aspect and radiator.

Bedroom Three

10'0" x 8'5" (3.07 x 2.59)

Double glazed window to rear aspect and radiator.

WC

2'11" x 4'11" (0.91 x 1.52)

Low level WC and double glazed window to the side aspect.

Bathroom

7'5" x 5'4" (2.28 x 1.64)

Hand wash basin with mixer tap, radiator, double glazed window to front aspect, walk in shower with an electric shower on a riser rail, tiled flooring and splash back.

Outbuilding

7'9" x 3'6" (2.37 x 1.08)

Low level WC, Space for washing machine and dryer.

Outside

Rear Garden - The garden is a beautifully established and private rear garden, offering a combination of paved and gravelled areas with mature planting and attractive landscaped borders. A generous paved patio provides an ideal space for outdoor dining and entertaining, while a pathway winds through the garden towards the rear, framed by established shrubs, trees, flower beds and climbing plants. There is also a charming garden room/summerhouse, featuring extensive glazing and offering a versatile space to sit and enjoy views across the garden. The detached garage is accessible from the side of the property via an up and over door.

Front Garden - The property is approached via a generous block-paved driveway providing ample off-road parking, with additional access leading to the detached garage. The front garden is attractively landscaped and bordered by mature, well-established hedging, providing privacy and a pleasant green outlook. A raised gravelled area with low-maintenance planting and ornamental features creates an attractive approach to the front of the house, complemented by a paved pathway leading to the entrance.

EPC

Please ask the marketing agent for the EPC details.



GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1077 sq.ft. (100.0 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

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		
(81-91) B		
(69-80) C		
(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	

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	