



Macaulay Road, Ipswich,
£250,000

GRACE ESTATE AGENTS are delighted to present this three-bedroom end-terrace home that offers spacious and versatile accommodation, making it an excellent choice for families, first-time buyers, or investors alike. As the property is a corner plot, there is a potential to extend the property subject to planning permission.

The ground floor comprises a spacious lounge, ideal for relaxing and entertaining, along with a separate dining room providing the perfect space for family meals and social gatherings. The layout offers a practical flow throughout the home, with plenty of potential to personalise and make your own.

Upstairs, the property features three well-proportioned bedrooms and a family bathroom serving the first floor.

Externally, the property boasts a beautifully maintained front garden that creates an immediate sense of kerb appeal. A central lawn is bordered by decorative gravel edging and surrounded by an array of colourful mature planting. Vibrant red rose bushes frame the front boundary, while established shrubs, ornamental grasses, and striking palm-like trees add character and year-round interest. A driveway leads to the single garage, which benefits from power, providing excellent storage, workshop potential, or secure parking.

Combining spacious living accommodation, attractive outdoor space, and excellent commuter links, this delightful home presents a fantastic opportunity for a wide range of buyers.

Entrance Hall

Radiator, access to the dining room, lounge, storage cupboard stairs to the first floor.

Kitchen

15'11" x 7'10" (4.86 x 2.39)

Matching eye level and base units with work tops over, tiled splash back, double glazed Upvc door to side aspect, space for washing machine, dishwasher, single oven with extractor over and fridge freezer. Double glazed windows to front and rear aspect.





Sitting/Dining Room

9'0" x 6'10" (2.76 x 2.10)

Radiator, double glazed window to rear aspect and access to the kitchen.

Lounge

18'6" x 11'10" (5.66 x 3.63)

Two double glazed windows to rear aspect, radiator and gas fire place.

Master Bedroom

13'2" x 9'1" (4.03 x 2.79)

Double glazed window to rear aspect and radiator.

Bedroom Two

10'3" x 9'1" (3.14 x 2.79)

Double glazed window to front aspect and radiator.

Bedroom Three

8'11" x 7'10" (2.74 x 2.39)

Double glazed window to rear aspect and radiator.

Bathroom

6'0" x 8'11" (1.83 x 2.74)

Low level WC, hand wash basin, heated towel rail, panelled bath with shower on a riser rail, double glazed window to front aspect, tiled flooring and walls.



Rear Garden

Pathway from the side of the property leading to a lawned area, patio seating area, two storage units and fenced boundaries. Access to the front of the property.

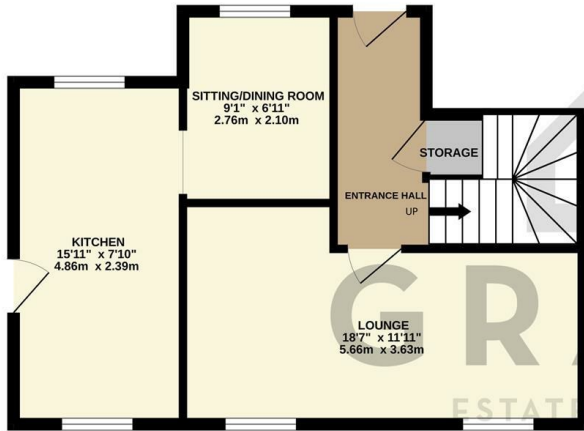
Front Garden

Lawned area that is bordered by decorative gravel edging and surrounded by red rose bushes, shrubs, palm-like and a driveway leading to the garage.



Single garage, with power that can be accessed using the up and over door.

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

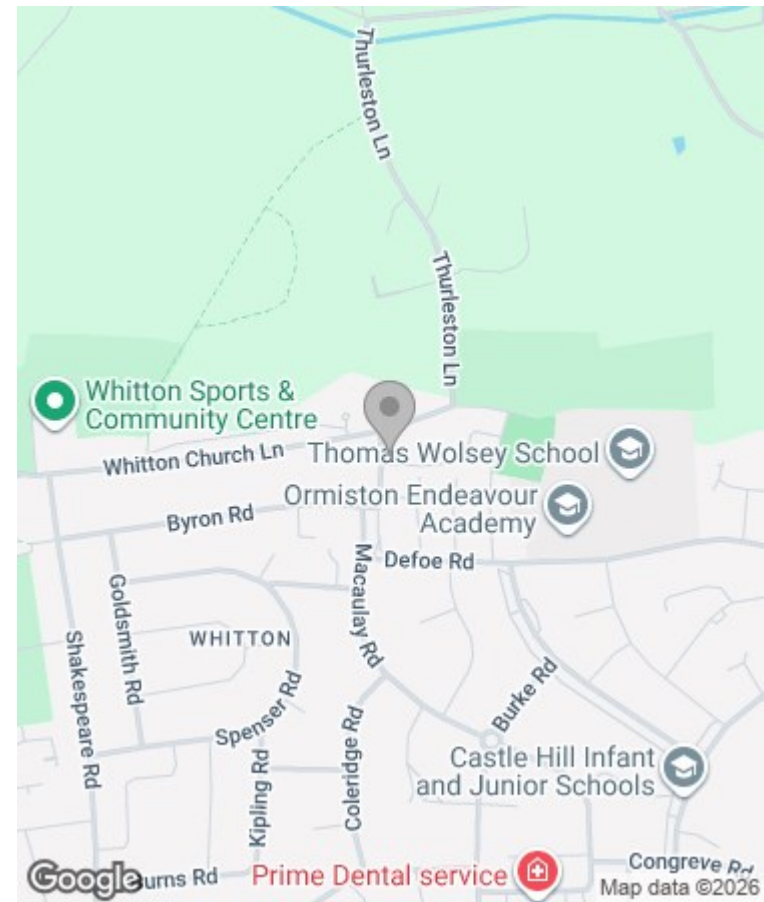


1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

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.

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