



Mansbrook Boulevard, Ipswich

****GUIDE PRICE £350,000-£375,000***** A well-proportioned and beautifully presented modern townhouse with a calm, practical layout and a strong connection to the garden. The house balances open, sociable spaces with more enclosed rooms, while the top-floor suite offers a sense of retreat above it all. **NO ONWARD CHAIN**

Guide price £350,000

Mansbrook Boulevard

Ipswich, IP3



- Four-bedroom townhouse arranged over three floors
- Separate sitting room with feature fireplace
- Private rear garden with decked terrace and detached garage
- Approx. 127.5 sq m (1,372 sq ft) of internal accommodation
- Principal bedroom suite occupying the top floor with en suite
- Off-street parking set to the rear of the plot
- Open-plan kitchen/dining room opening directly onto the garden
- Two further bath/shower rooms plus ground floor WC
- No onward chain

The Property

The ground floor is centred around a generous kitchen and dining space, where soft grey cabinetry and timber worktops sit alongside wide doors opening directly onto the garden. This is the social heart of the house, designed for everyday use and informal gatherings.

To the front, a separate sitting room provides a more contained space, with warm timber effect flooring and a fireplace giving it a comfortable, settled feel.

Across the upper floors, the bedrooms are evenly arranged, with two well-sized rooms and a family bathroom on the first floor, alongside an additional en suite arrangement. The top floor is dedicated to the principal bedroom, where the proportions widen beneath the roofline, creating a quieter, more private space.

Throughout, the interiors are straightforward and functional, with a consistent palette that allows for easy adaptation.

The Outside

The rear garden is enclosed and practical, combining a decked seating area with a lawn and paved terrace. A detached garage and additional storage sit to the rear, with gated access and off-street parking beyond. The front elevation is neatly arranged behind railings, giving a sense of structure and separation from the street.

The Area

Mansbrook Boulevard is part of a modern residential setting located within Ravenswood, characterised by red-brick terraces and a considered layout. The surrounding area offers a mix of green space, local amenities and schools, while Ipswich town centre and waterfront are within easy reach. Rail connections provide direct access to London Liverpool Street, making this a convenient base for both local living and commuting.

Further Information

Tenure - Freehold

Council Tax - Ipswich Band D

Construction - Brick

Mains Gas, Sewerage, Electricity and Water

Sellers position - needs to secure an onward purchase

Broadband Coverage

Broadband type Highest available download speed Highest available upload speed Availability

Standard 5 Mbps 0.6 Mbps Good

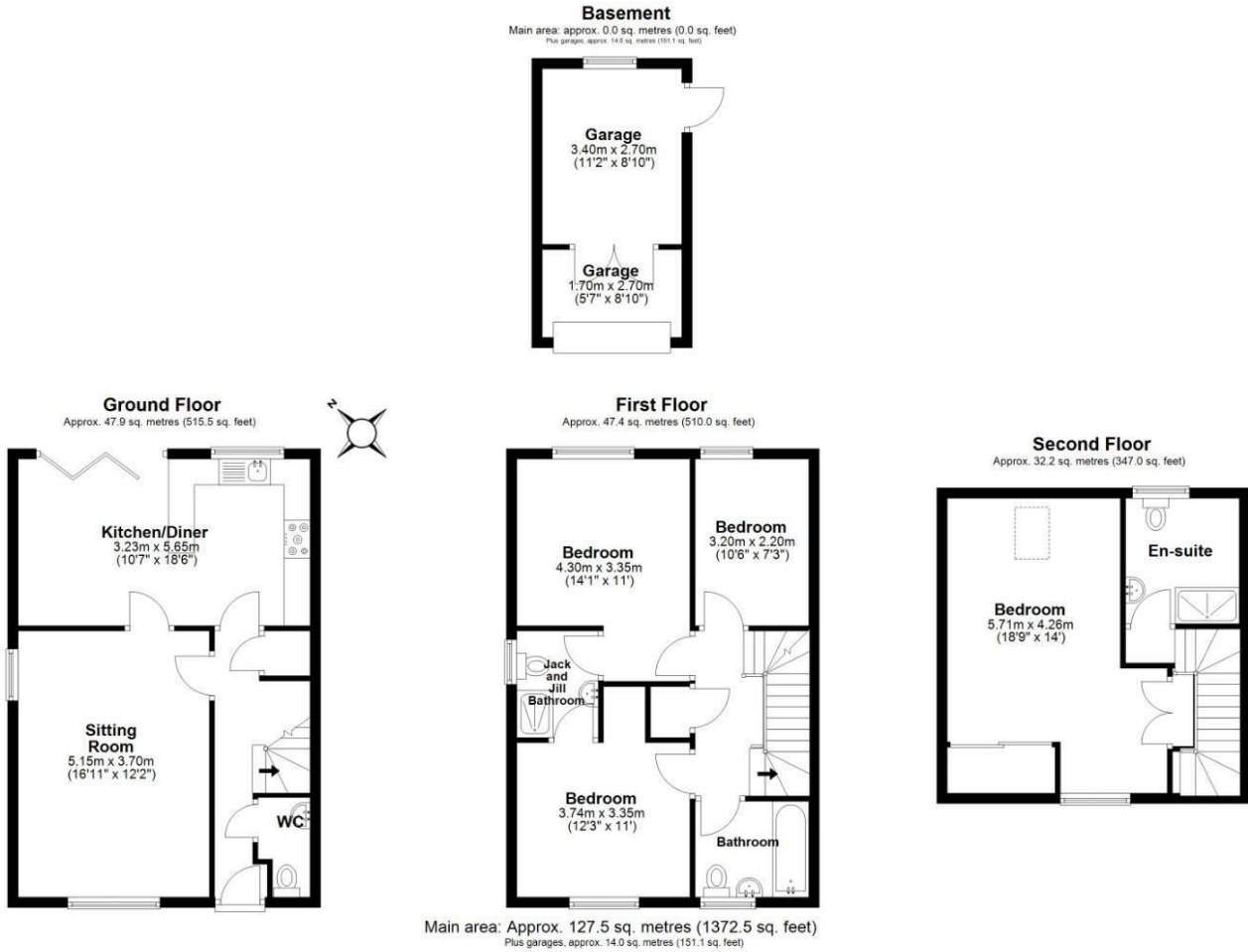
Superfast 80 Mbps 20 Mbps Good

Ultrafast 1800 Mbps 1000 Mbps Good

Networks in your area - CityFibre, Openreach



Floor Plan



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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