

# KEYSTONE



## Broomfield Common, Sproughton, Ipswich, IP8 3BG

£325,000

- Extended Semi-Detached House
- Kitchen/Diner
- Large Driveway
- Three Bedrooms
- Bathroom
- Good Size Rear Garden
- Lounge
- En-Suite W/C
- Popular Village Location

# Broomfield Common, Ipswich IP8 3BG

Nestled in the charming area of Broomfield Common, Sroughton, this semi-detached house presents an exceptional opportunity for those seeking a delightful family home. With its immaculate condition, this property has been thoughtfully extended to provide ample living space, making it perfect for both relaxation and entertaining.

Upon entering, you will find two inviting reception rooms that offer versatility for various uses, whether it be a cosy lounge or a formal dining area. The heart of the home is undoubtedly the modern bathroom, which has been tastefully designed to meet contemporary standards, ensuring comfort and style.

The property boasts three well-proportioned bedrooms, providing plenty of space for family members or guests. Each room is filled with natural light, creating a warm and welcoming atmosphere throughout the home.



#### Front entrance door

Leading to entrance hall with tiled flooring, vertical radiator and stairs to first floor and door to lounge.

#### Lounge

13'7 x 12'0

With window to front, radiator and cast iron wood burning stove.

#### Kitchen/Diner

#### Kitchen

12'0 x 7'1

Fitted with a range of base units with drawers and matching wall mounted cabinets, built-in hob with extractor over, built-in oven, sink and drainer unit. space for washing machine, tumble dryer, and fridge freezer, radiator and tiled flooring.

#### Dining area

16'6 x 10'1

Laminate flooring, window to side and rear, French doors to rear, radiator and vaulted ceiling.

#### Inner Hallway

With understairs built-in cupboard and window to side.

#### Bathroom

Fitted with suite comprising of a P shaped bath with shower over, tiled splash backs, WC, pedestal wash basin, radiator, heated towel rail and window to side.

#### First Floor Landing

With window to side and loft access.

#### Bedroom 1

15'3 x 9'1

Window to front, radiator, built in cupboard and feature cast iron fireplace.

#### Ensuite WC

WC, vanity inset sink and tiled splash backs.

#### Bedroom 2

10'1 x 9'6

Window to rear, radiator, built-in cupboard housing wall mounted boiler.

#### Bedroom 3

8'7 x 7'2

Window to rear and radiator.

#### Outside

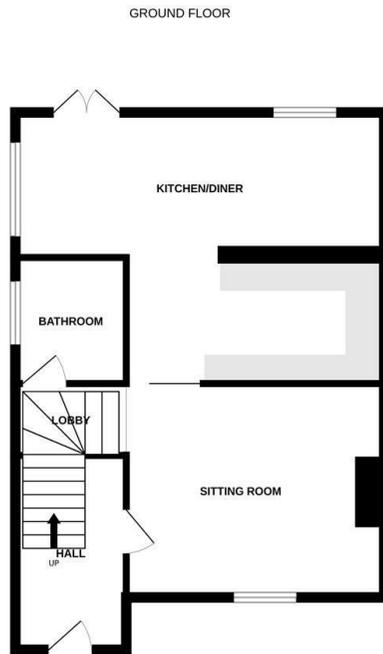
To the front of the property there is a large driveway with side gate that leads to the rear garden.

The rear garden is predominantly laid to lawn with patio area.

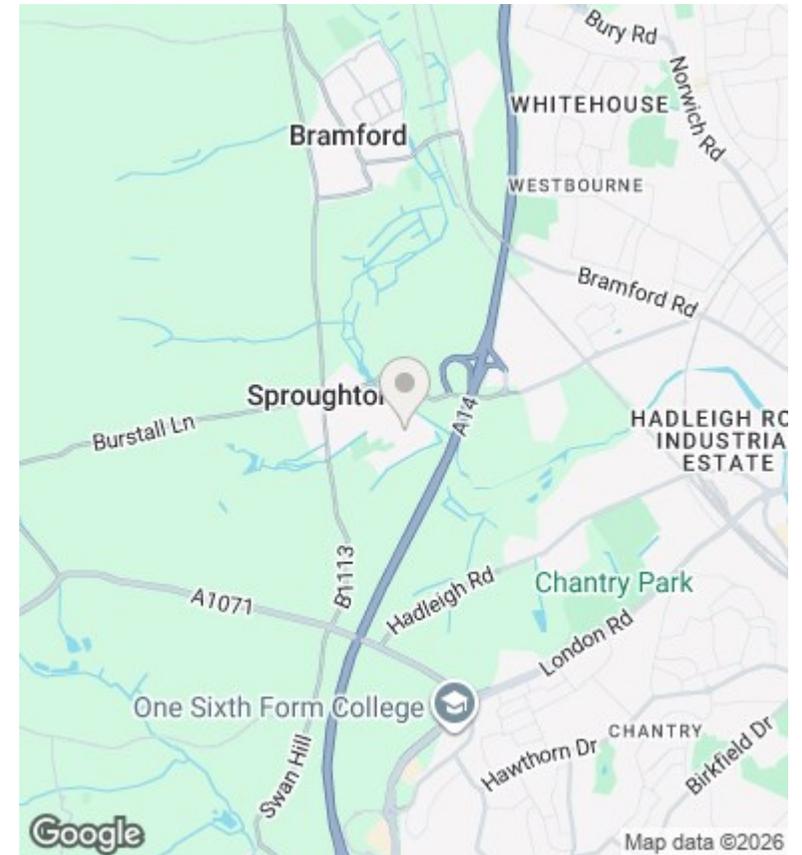
There is a timber shed, wooden pergola, bar area and enclosed by timber fencing.







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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## Directions

## Viewings

Viewings by arrangement only. Call 01473 221 399 to make an appointment.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	