



84 Coltsfoot Road, Ipswich

Ipswich



Minors & Brady



This well-presented three-bedroom end-terrace home offers a practical and comfortable layout that suits modern family living. The ground floor features a welcoming entrance hall, a bright front-facing lounge with useful storage, and a spacious kitchen/diner that opens directly onto the garden, ideal for both everyday use and entertaining. A recently installed wet room adds a sleek, contemporary touch and enhances the home's versatility. Upstairs, three well-proportioned bedrooms provide flexible accommodation, all benefiting from double glazing and radiators. Outside, the property boasts off-road parking for up to three vehicles, a valuable feature for busy households. The rear garden is a standout, arranged over tiers with a generous patio, powered shed, and lawned areas for relaxation or play. Overall, this is a well-balanced home offering modern features, excellent outdoor space, and strong day-to-day practicality.

- Well-maintained three-bedroom end-terrace home offering comfortable and practical living space
- Bright and spacious front-facing lounge with good natural light and useful under-stairs storage
- Generous kitchen/diner providing a sociable layout with direct access to the rear garden
- Recently installed modern wet room with walk-in shower and contemporary fittings
- Three well-proportioned first-floor bedrooms suitable for family living or home working
- Double-glazed windows throughout, helping to improve comfort and efficiency
- Gas central heating system with a modern boiler housed in a fitted cupboard
- Off-road parking available for up to three vehicles via a block-paved driveway
- Attractive tiered rear garden featuring a large patio area and lawned sections

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## The Location

The property sits within one of Ipswich's most established and family-friendly neighbourhoods, offering a relaxed and welcoming atmosphere with a strong sense of community. It provides convenient access to everything a growing household might need.

Local schools are close by, with the home falling into the catchment area for multiple well-regarded options, making it an excellent choice for families.

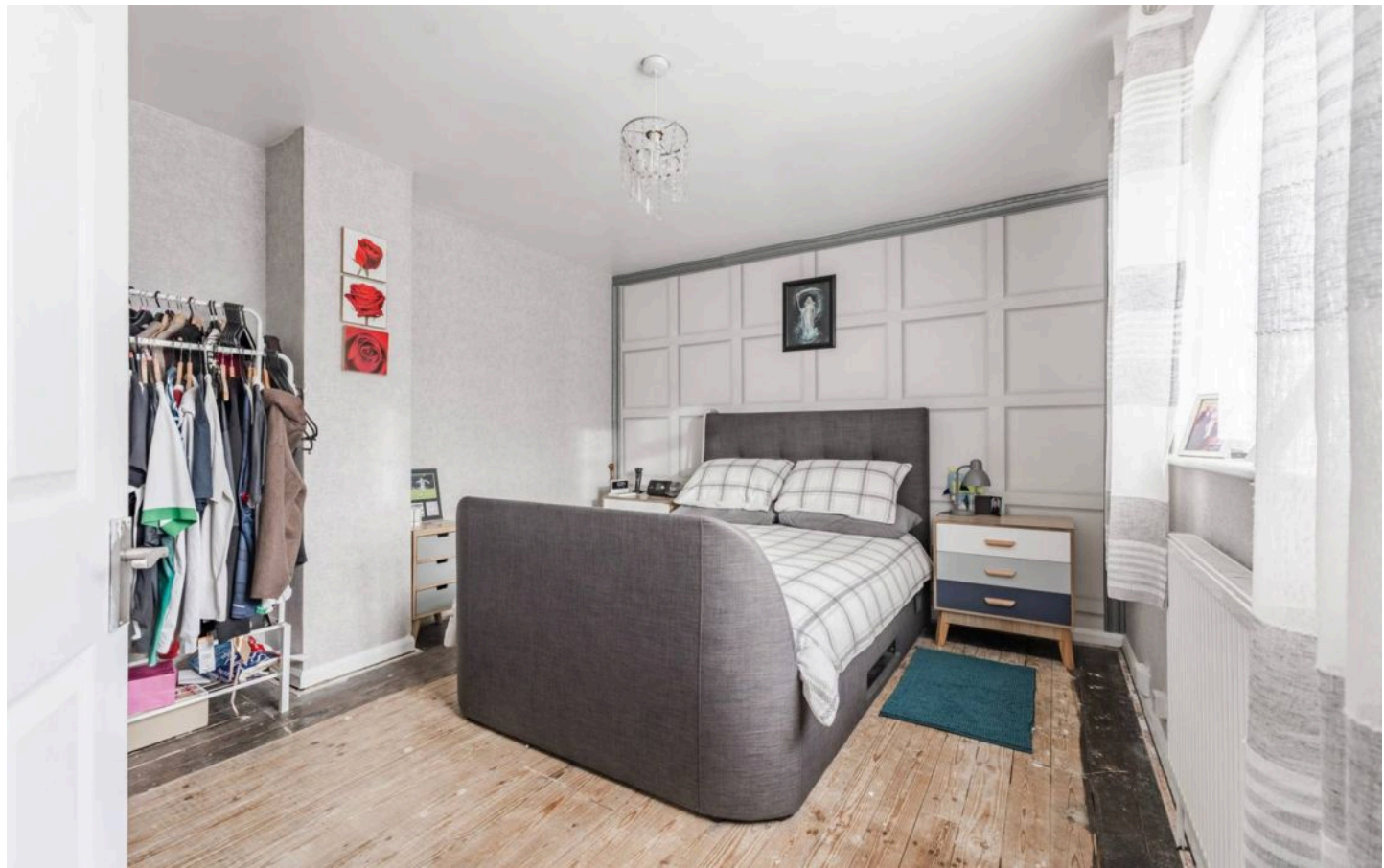
Parks and play areas are also within easy reach, while the vibrant town centre is just a short distance away, offering a mix of independent shops, everyday essentials, and lively cafés.

Families will enjoy nearby green spaces perfect for weekend strolls, picnics, and outdoor play, along with Ipswich's popular attractions, including the museum and bustling waterfront. The riverside area boasts a variety of galleries, restaurants, and scenic walking routes that bring a unique energy to the town.

For those needing to travel, the property benefits from excellent transport connections. Regular bus routes and easy road links provide straightforward commuting, while Ipswich train station offers direct services to surrounding areas and convenient connections to Felixstowe, making trips to the beach simple and enjoyable.

Coltsfoot Road, Ipswich

This well-maintained three-bedroom end-terrace home is positioned on the south-west side of Ipswich, offering convenient access to local shops, schools, green spaces, and excellent road links via the A12 and A14. The property is ideal for families or buyers seeking a practical layout with generous outdoor space and ample parking.



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The ground floor opens into a welcoming entrance hall with stairs leading to the first floor. A spacious lounge sits to the front of the property, providing a comfortable living area with good natural light and useful under-stairs storage. To the rear, the kitchen/diner offers a functional and sociable space, fitted with a range of base and wall units, work surfaces, and room for essential appliances.

A door and window overlook and lead out to the garden, making this area practical for everyday living and entertaining.

The ground floor also benefits from a recently installed modern wet room, finished with fully tiled walls, a walk-in shower area, low-level WC, floating wash basin, and a heated towel rail. A double-glazed window provides natural light and ventilation.

Upstairs, the first floor hosts three well-proportioned bedrooms. The main bedroom is positioned to the front of the property, while the second and third bedrooms overlook the rear garden. The third bedroom also houses a fitted cupboard containing the modern boiler. All rooms benefit from double-glazed windows and radiators.

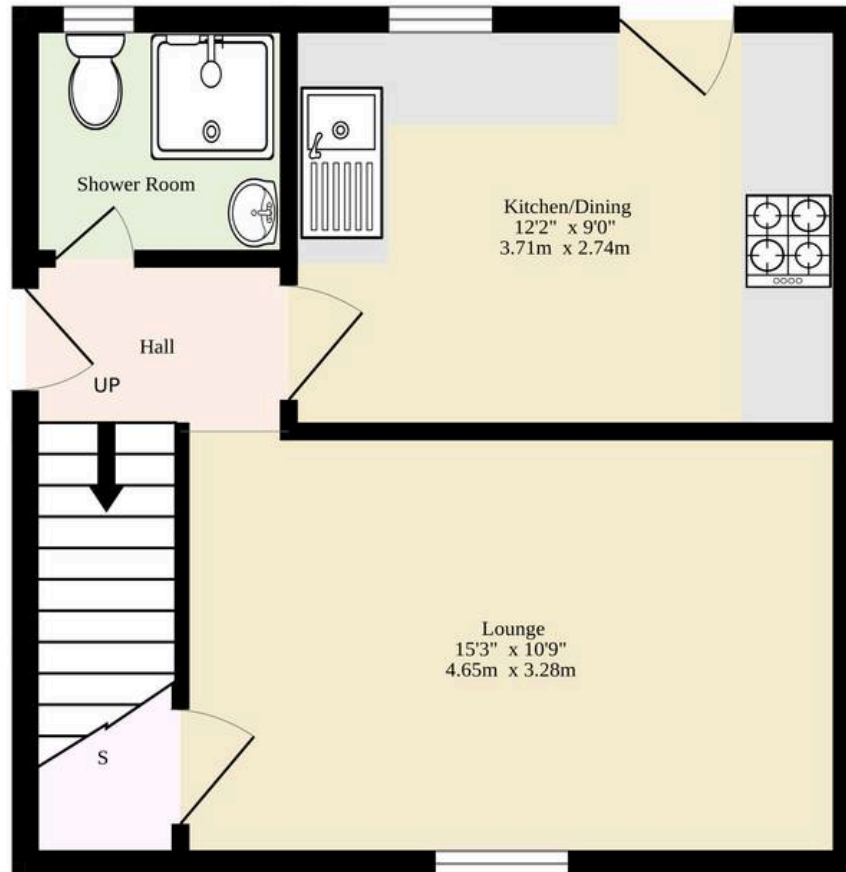
Externally, the property offers off-road parking for up to three vehicles via a block-paved driveway, with side access leading to the rear garden. The garden itself is a standout feature, arranged over tiers and enclosed by fencing. It includes a generous patio area, a shed with power and lighting, and steps leading up to two lawned sections, providing flexible outdoor space for relaxation or family use.

Overall, this property combines a practical interior layout with modern touches, excellent parking, and a substantial garden, making it a strong option for buyers looking for space and convenience in a well-connected Ipswich location.

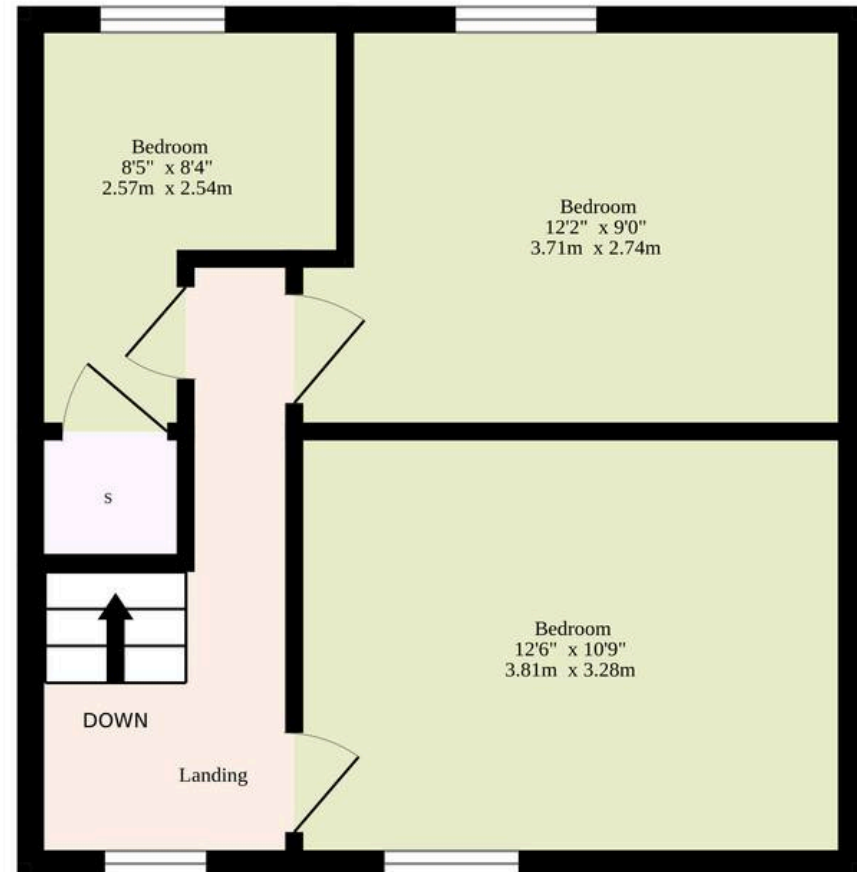




**Ground Floor**  
328 sq.ft. (30.5 sq.m.) approx.



**1st Floor**  
339 sq.ft. (31.5 sq.m.) approx.



**TOTAL FLOOR AREA : 668sq.ft. (62.1 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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