



37 Springfield Lane, Ipswich

Ipswich

Minors & Brady

37 Springfield Lane

Ipswich, Ipswich

Designed with modern family living in mind, this beautifully presented and extended three-bedroom semi-detached home offers generous and well-arranged accommodation, including a spacious kitchen/diner with integrated appliances and ample room for dining, a light-filled bay-fronted lounge with feature fireplace, and a bright garden room with skylights and doors opening onto the rear garden. The property further benefits from a separate utility room, a contemporary family bathroom on the ground floor, and three well-proportioned double bedrooms, including a principal bedroom with an en suite. Outside, the enclosed rear garden features decking and lawn, while the location provides easy access to the town centre, local amenities, bus routes and Ipswich railway station, making it a strong option for both families and commuters.

Location

Springfield Lane is positioned to the west of Ipswich, offering convenient access into the town centre with its wide range of shops, restaurants, and everyday amenities. The area is well served by local bus routes and provides straightforward links to Ipswich railway station, making it suitable for commuters. Nearby, residents can enjoy green open spaces such as Chantry Park, ideal for outdoor activities, while a selection of schools and supermarkets are also within easy reach, supporting practical day to day living. The A14 is easily accessible, connecting the area to nearby towns and regional road networks. Local convenience stores and services are close by, making everyday errands simple and efficient.

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Upon entering, a composite front door with inset stained glass detailing leads into the entrance hallway, where wood effect flooring runs underfoot, a built in storage cupboard is positioned neatly within the space, and stairs rise to the first floor. From here, access is provided to the main living areas. The lounge is positioned to the front, featuring a bay window that allows for a light filled and welcoming feel, along with a central fireplace with a dark surround and inset stove, creating a clear focal point within the room.

To the rear, the property opens into a spacious kitchen diner fitted with a range of shaker style base and wall units, complemented by solid wood work surfaces and a butler sink with mixer tap. A freestanding range cooker with multiple gas burners and double oven sits beneath a stainless steel extractor hood with matching splashback. Additional features include an integrated wine cooler, space for a fridge freezer, recessed ceiling spotlights and under cabinet lighting. Wood effect flooring continues through this space and into the adjoining garden room, which is enhanced by two skylights and double doors that open out onto the rear decking, allowing for a strong connection to the garden.

A separate utility room provides further fitted units and work surface, along with space and plumbing for appliances and an integrated freezer. From here, access leads to the ground floor bathroom, fitted with a P shaped bath with shower over and glass screen, pedestal basin and WC, finished with tiled flooring and distinctive wall tiling.



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Upstairs, the landing gives access to three double bedrooms, all well proportioned. The principal bedroom is positioned to the front and benefits from painted timber flooring and a feature fireplace, along with access to an en suite shower room comprising a curved glass shower enclosure, WC and basin with tiled surround. Two further bedrooms are located to the rear, both with double glazed windows and carpet flooring. The landing also includes a built in storage cupboard.

Additionally, the property benefits from double glazing throughout.

Outside, the rear garden is neatly arranged with a raised decking area directly accessed from the garden room, providing space for seating and outdoor dining. Steps lead down to a lawned area with a central pathway, bordered by established planting and enclosed by fencing. To the front, the property is set behind a low level brick wall with a small garden and path leading to the entrance.

Agents notes

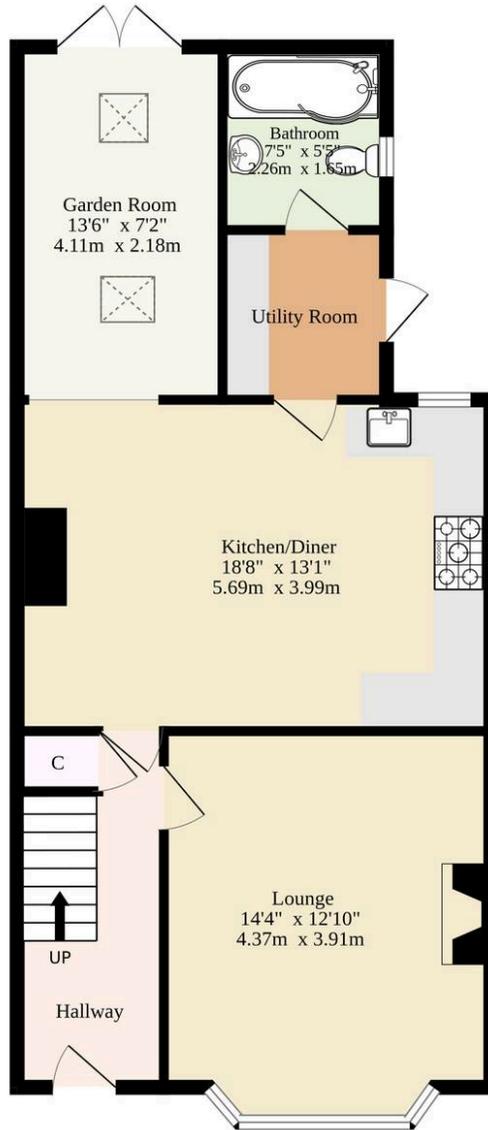
Sold freehold, connected to main services water, electricity, gas and drainage.

Gas Central Heating

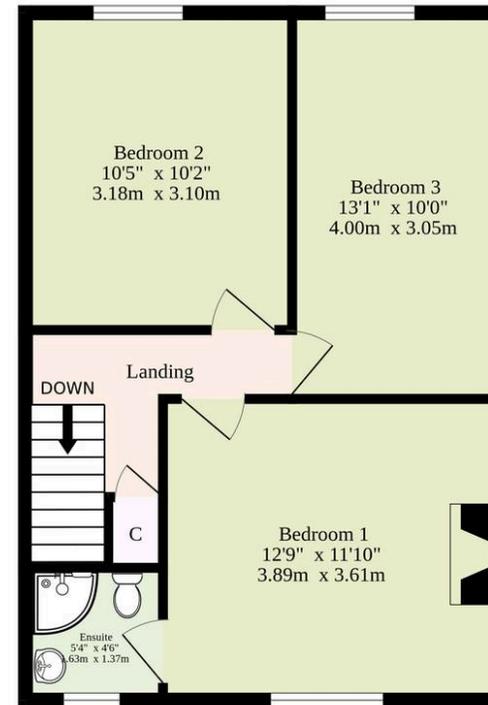
Council Tax Band- B



Ground Floor
556 sq.ft. (51.7 sq.m.) approx.



1st Floor
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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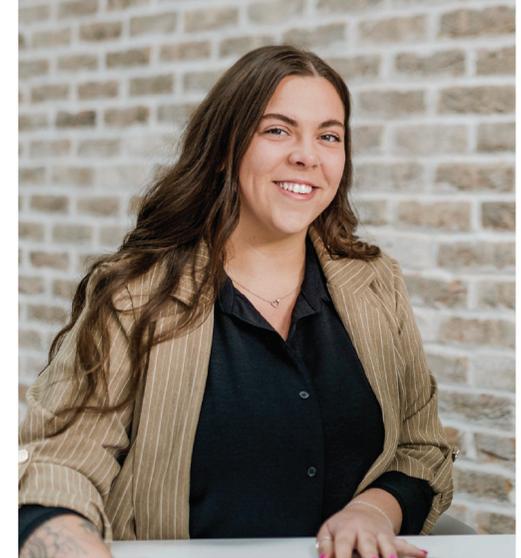
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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