



17 Eustace Road, Ipswich

Ipswich



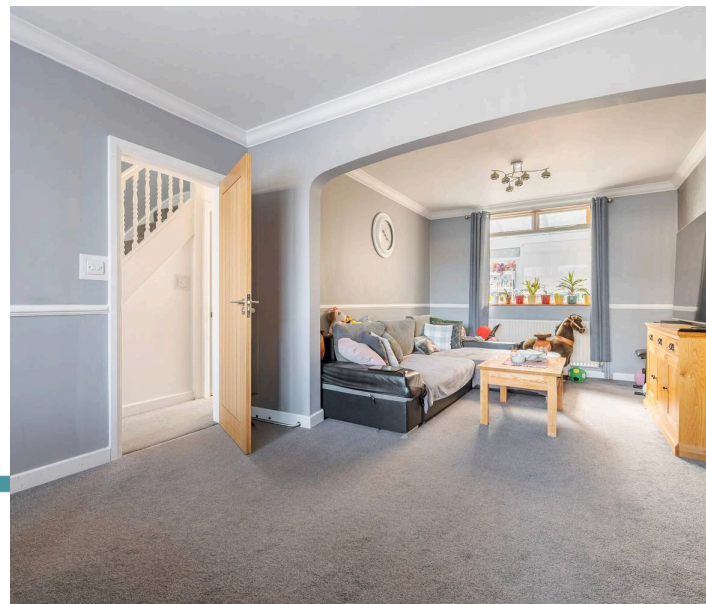
Minors & Brady

17 Eustace Road

Ipswich

This well-presented three-bedroom semi-detached home offers a strong blend of space, practicality and modern comfort, all set within a well-connected North West Ipswich location close to the town centre. With two generous reception rooms, a bright conservatory, a contemporary first-floor shower room and excellent outdoor space including a detached garage and off-road parking, it presents a superb opportunity for buyers seeking a well-kept property in a popular residential area. A versatile layout, good proportions throughout and a convenient setting make this a home that will appeal to families and first-time buyers alike.

- Three bedroom semi-detached home offering well-proportioned accommodation
- Suitable choice for first-time buyers, families or investors!
- Popular North West Ipswich location close to the town centre
- Excellent access to the A14 and A140 for straightforward regional travel
- Two reception rooms providing flexible space for family living and dining
- Bright conservatory overlooking the rear garden
- Modern first-floor shower room finished to a contemporary standard
- Generous rear garden with ample room for outdoor use
- Detached garage plus additional outbuilding for storage or workshop potential
- Off-road parking via a private driveway



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The Location

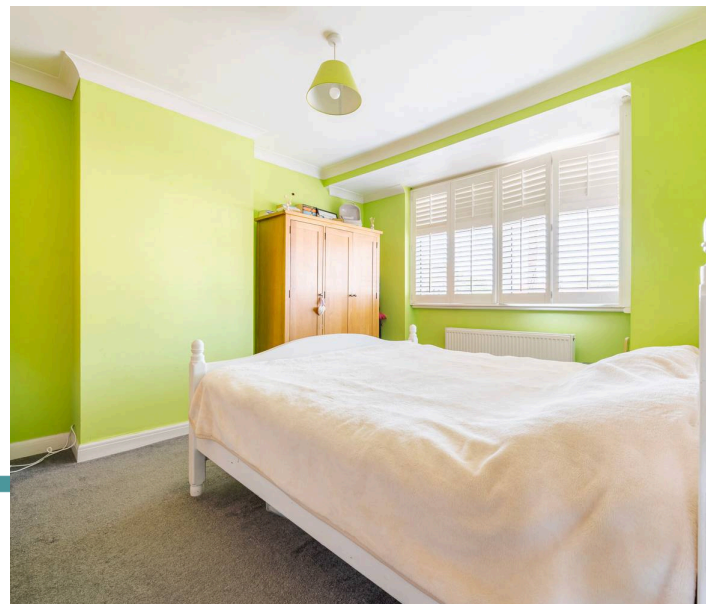
Eustace Road sits within a well-established residential pocket on the eastern side of Ipswich, offering a setting that feels settled and convenient without drifting into anything overly sentimental. The neighbourhood is primarily made up of traditional family homes, giving it a lived-in, community feel, and its position places you within straightforward reach of the town centre, usually around a 10–15 minute drive, or a short bus ride, making everyday errands and leisure easy to fold into daily life.

For practical amenities, the closest supermarkets include Sainsbury's on Woodbridge Road, Co-op on Cauldwell Hall Road, and Aldi on Felixstowe Road, giving a good spread of options for weekly shopping. Local schooling is strong, with Clifford Road Primary and St Helen's Primary nearby, and Copleston High School within comfortable reach for older students.

Transport links are another advantage: buses run frequently along Woodbridge Road and Felixstowe Road, connecting directly into the town centre and towards Ipswich Hospital. Ipswich Railway Station is accessible by bus or car, opening up wider commuting routes across Suffolk and into London Liverpool Street.

Lifestyle-wise, this part of Ipswich suits those who want residential calm with quick access to the town's cafés, independent shops, parks and waterfront. The mix of green spaces, local amenities and easy movement around the town makes Eustace Road a practical and appealing base.

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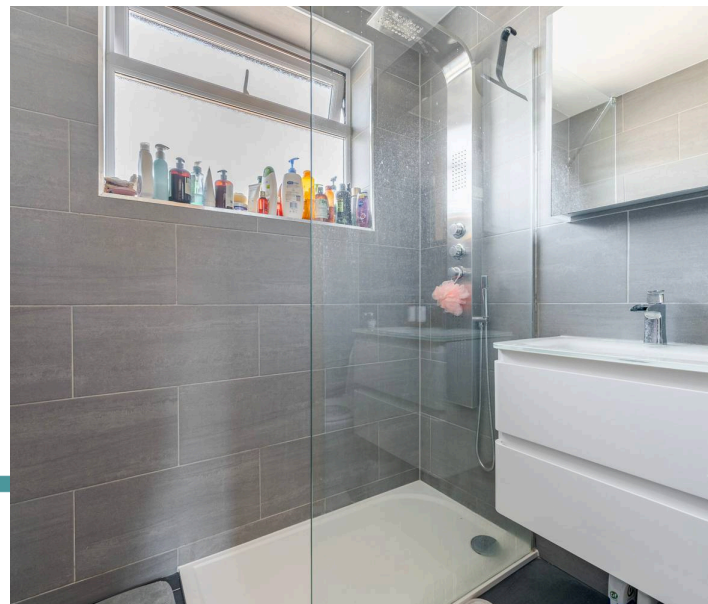
This well-presented three-bedroom semi-detached home offers generous accommodation, practical modern touches and a highly convenient position close to Ipswich town centre, making it an appealing choice for families and first-time buyers seeking a comfortable and well-located property.

The ground floor provides a versatile layout with a 24ft reception room offering space for everyday living, dining and entertaining. The kitchen is neatly arranged with good storage and preparation areas, while the conservatory adds an inviting additional living space with views over the rear garden. A convenient cloakroom completes the ground floor.

Upstairs, the property features three well-proportioned bedrooms, including two doubles and a further single room that lends itself well to use as a home office or nursery. The modern first-floor shower room has been finished to a contemporary standard, featuring full-height tiling and a walk-in shower.

The rear garden offers a generous outdoor area suitable for family use, gardening or summer dining. A detached garage with electric sits to the rear, accompanied by an additional outbuilding providing useful storage or scope for a workshop, subject to any required permissions. Off-road parking is available via the private driveway.

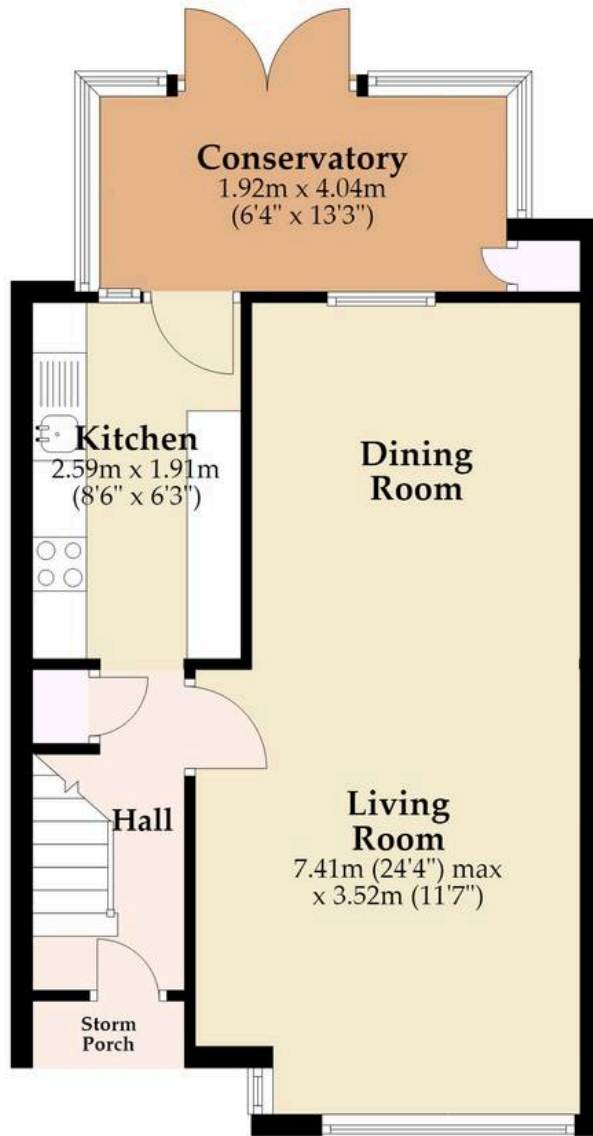
Situated in a popular North West Ipswich location within easy reach of the town centre, this property offers a strong combination of space, practicality and convenience. It represents an excellent opportunity for buyers looking for a well-kept home in a sought-after residential setting.



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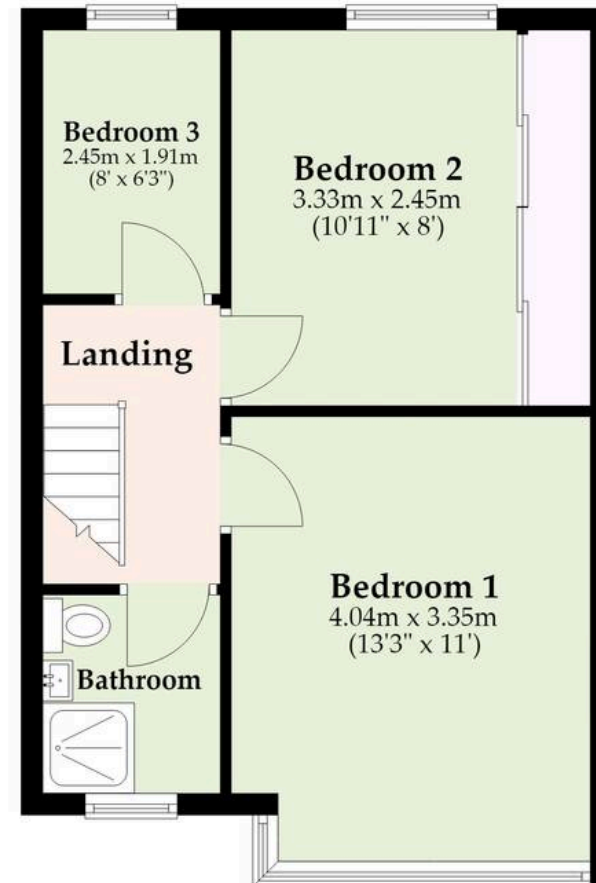
Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)
(excluding Storm Porch)



First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 81.8 sq. metres (881.0 sq. feet)

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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.

Plan produced using PlanUp.

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