



Larchcroft Road | Ipswich | IP1 6PE

Asking Price £400,000 Freehold

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estate agents

Larchcroft Road, Ipswich, Suffolk, IP1 6PE

A superbly presented, extended and remodelled three bedroom detached family home of good proportions located within the preferred upper tier of the Crofts off Henley Road to the North West of Ipswich. Extensively renovated with thoughtful additions to accommodation in 2016, the impressive living space comprises; generous entrance hall, striking wrap around open plan kitchen family room with part vaulted ceiling connecting to utility and dining areas, generous sitting room and cloakroom on the ground floor with landing, three bedrooms and family bathroom on the first floor. To the outside the brick paved frontage provides ample off-road parking and access to the attached garage whilst to the rear there is an established Easterly facing garden mainly laid to lawn with wrap around paved entertainment patio and wood constructed studio which ideally offers scope for working from home. Early viewing to fully appreciate the size and quality of stylish accommodation is highly recommended.

COMPOSITE DOUBLE GLAZED FRONT DOOR

With matching side casements to entrance hall.

ENTRANCE HALL

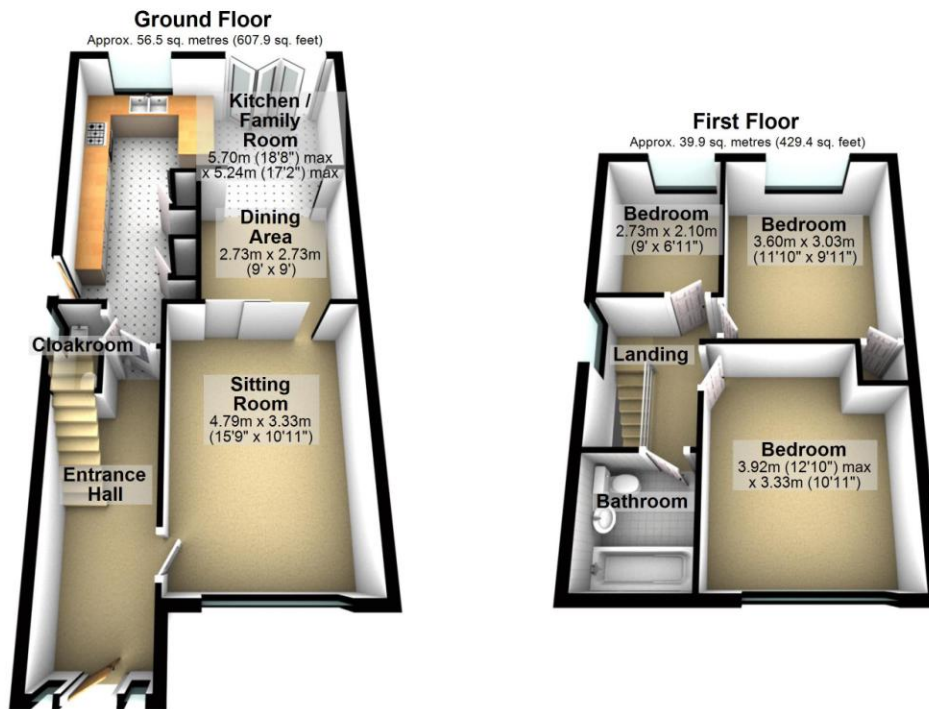
Radiator, stairs rising to first floor, textured stone effect tiled floor, inset LED ceiling lights, oak doors to.

OPEN PLAN WRAP AROUND KITCHEN FAMILY ROOM CONNECTING TO UTILITY & DINING AREAS

UTILITY AREA

8' 11" x 8' 01" approx. plus recess (2.72m x 2.46m)
Double glazed door to garden, classic style base and eye level fitted soft close cupboard units and matching larder cupboard, granite effect rolled edge worktop, spaces for American style fridge-freezer, washing machine and tumble dryer, inset LED ceiling lights, textured stone effect tiled floor, door to cloakroom, opening through to kitchen family room.





Total area: approx. 96.4 sq. metres (1037.3 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

KITCHEN FAMILY ROOM

17' 8" x 08' approx. (5.38m x 2.44m) Double glazed window to rear, double glazed bi-fold doors opening to garden, part vaulted ceiling with twin Velux roof windows, under floor heating, a comprehensive range of classic style base and eye level fitted soft close cupboard and drawer units, granite effect rolled edge worktop with matching extending peninsular breakfast bar and uprights, inset ceramic dual sink unit with mixer tap, dual electric ovens, inset gas hob with extractor chimney over, integrated dish-washer and water softener, textured stone effect tiled floor, inset ceiling lights, opening through to dining area.

DINING AREA

8' 11" x 8' 10" approx. (2.72m x 2.69m) Radiator, exposed natural wood floor, sliding oak double doors to sitting room.

SITTING ROOM

15' 08" x 10' 11" approx. (4.78m x 3.33m) Double glazed window to front, radiator, open fireplace (untested) with traditional style cast iron fireback, limestone surround and granite hearth, Nest home heating system control, wall mounted television point, Sky and broadband points, exposed natural wood floor, inset LED ceiling lights, oak door linking to entrance hall.

CLOAKROOM

Obscured double glazed window to side, radiator, low level WC, mounted hand wash basin with mixer tap and cupboard under, inset LED ceiling lights, textured stone effect tiled floor.

STAIRS WITH BANNISTER RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, access to part boarded and lit loft space with pull down ladder, oak doors to.

BEDROOM ONE

12' 11" x 11' approx. max (3.94m x 3.35m) Double glazed window to front, radiator, bedside courtesy light sockets.

BEDROOM TWO

12' x 9' 10" (3.66m x 3m) Double glazed window to rear, radiator, built-in airing cupboard housing modern wall mounted gas fired combination boiler, bedside courtesy light sockets.

BEDROOM THREE

8' 10" x 7' 02" approx. (2.69m x 2.18m) Double glazed window to rear, radiator.

FAMILY BATHROOM

7' x 5' 10" approx. (2.13m x 1.78m) Obscured double glazed window to front, panelled bath with mixer tap and remotely operated thermostatic shower, mounted hand wash basin with mixer tap and drawer unit under, part stone effect tiled walls with contrast border, wood effect flooring, inset LED ceiling lights, extractor fan.

OUTSIDE

The PIR lit frontage consists of a brick paved driveway providing ample off-road parking and access to an attached garage with up and over entry door, mains power, lighting, double glazed window and personal door to the rear garden. The Easterly facing enclosed rear garden is mainly laid to established lawn with wrap around paved entertainment patio, there are timber retained stocked borders with bark chip and shingle coverings, wooden studio (ideal for work from home space) with mains power, double glazed window and French doors, to the side is an afternoon patio with pagoda covered seating area. External electric mains socket, tap and lighting.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,011.59 PA (2021 - 2022).

SCHOOLS

Dale Hall Primary and Ormiston Endeavour High.

18/03/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)



Property type
Detached house

Total floor area
96 square metres



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