



Larchcroft Road | Ipswich | IP1 6AR

Asking Price £300,000 Freehold

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estate agents

Larchcroft Road, Ipswich, IP1 6AR

CHAIN FREE - A superbly improved three bedroom semi-detached family home located within the favoured Crofts to the popular North West of Ipswich. The striking accommodation has been transformed into desirable modern living spaces and reconfigured to provide, enclosed porch, entrance hall, sitting room, fully fitted contemporary open plan kitchen-diner with integrated appliances and opening through to a matching fully fitted utility/lobby area on the ground floor with landing, three bedrooms and contemporary bathroom on the first floor all complimented by quality fittings, floorings and stylish décor. To the outside the frontage offers a lawn area and side driveway providing off-road parking and enabling access to a detached garage whilst to the rear there is an established lawn with raised and tiled patio enjoying an open outlook. Further benefits include a newly installed complete central heating system and double glazing. Early viewing to fully appreciate this excellent modern family home is highly recommended.

DOUBLE GLAZED DOOR TO ENCLOSED PORCH

ENCLOSED PORCH

Traditional door to entrance hall.

ENTRANCE HALL

Radiator, built-in under stairs storage cupboard with double glazed window to side, stairs with spindle railed bannister rising to first floor, telephone point, modern replacement doors to.

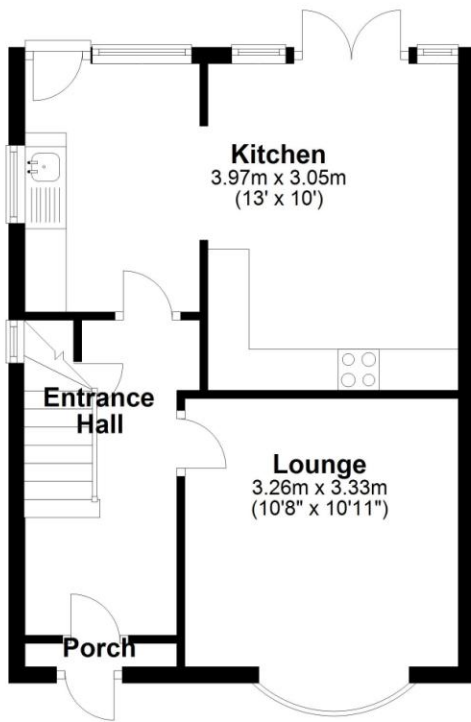
UTILITY/LOBBY AREA

9' 11" x 6' 11" approx. (3.02m x 2.11m) Double glazed window to rear, double glazed door to rear opening to garden, contemporary range on fitted base level units with white worktop with inset composite sink drainer unit and mixer tap, full height larder cupboard housing newly installed wall mounted gas fired combination boiler, marble effect tiled floor, integrated washing machine, opening through to kitchen-diner.



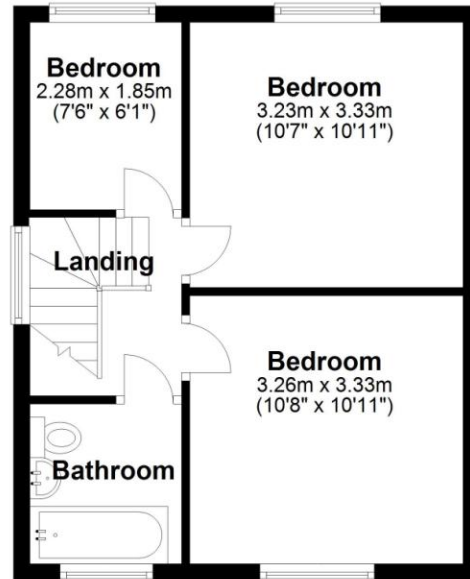
Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 sq. feet)

larchcroft rd, Ipswich

KITCHEN-DINER

13' 1" x 9' 11" approx. (3.99m x 3.02m) Double glazed French doors with full height side casements to rear opening to garden, vertical radiator, feature fireplace reveal, comprehensive range of contemporary base and eye level fitted cupboard and drawer units, white worktops, built-in electric oven and grill with inset induction hob with extractor over, integrated fridge-freezer, marble effect tiled floor.

SITTING ROOM

13' 7" into bay x 10' 10" approx. (4.14m x 3.3m) Double glazed bay window to front, radiator, traditional style painted tiled open fireplace with wooden mantle.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, loft access to loft space with light, modern replacement doors to.

BEDROOM ONE

13' 7" into x 10' 10" approx. (4.14m x 3.3m) Double glazed bay window to front, radiator.

BEDROOM TWO

10' 5" x 9' 10" approx. (3.18m x 3m) Double glazed window to rear, radiator.

BEDROOM THREE

7' 3" x 6' 11" approx. (2.21m x 2.11m) Double glazed window to rear, radiator.

BATHROOM

6' 2" x 5' 11" approx. (1.88m x 1.8m) Obscured double glazed window to front, vertical chrome heated towel radiator, contemporary suite consisting of panelled bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap and low level WC, tiled bath splashbacks, wood effect flooring, inset LED ceiling lights.

OUTSIDE

The frontage offers an area laid to mature lawn and a side driveway providing off-road parking and enabling access to the detached garage with double door entry. To the rear there is a good-sized garden with open outlook, established lawn and raised porcelain tiled patio adjoining a shingled area. A path leads to the rear and there is fencing to boundaries.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,610.63 PA (2022-2023).

SCHOOLS

Dale Hall Primary and Ormiston Endeavour High.

Energy performance certificate (EPC)		
Larchcroft Road IPSWICH IP1 6AR	Energy rating C	Valid until: 15 March 2032 Certificate number: 0232-5427-7100-0325-4292
Property type	Semi-detached house	
Total floor area	74 square metres	

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

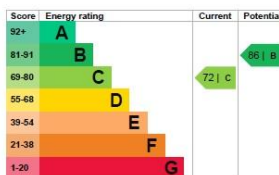
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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