



Larchcroft Road | Ipswich | IP1 6AR

Asking Price £325,000 Freehold



# Larchcroft Road, Ipswich, IP1 6AR

We are delighted to be offering this beautifully presented extended 2 bedroom semi-detached bungalow located to the North West of Ipswich, the bungalow offers a good size rear South facing garden, off road parking and single garage with remote controlled roller door, the bungalow comprises enclosed entrance porch, entry hall leading to spacious lounge/study area with connecting doors through to formal dining family room, modern fitted kitchen, shower room, 2 double bedrooms and separate cloakroom, gas centrally heated and double glazed throughout. The bungalow is being sold with NO ONWARD CHAIN early inspection recommended.



## ENCLOSED STORM PORCH

Double glazed sliding door with side panel, door into entry hall.

## ENTRY HALL

Carpeted floor, double glazed window to front aspect, door into lounge/study.

## SITTING ROOM & STUDY AREA

22' 4" max x 15' 1" (6.81m x 4.6m) Newly fitted carpet through study area and sitting room, 2 double glazed windows to front aspect 2 radiators, fireplace with coal effect gas fire, connecting double doors to dining, door into kitchen and door through to bedrooms.



## KITCHEN

9' 3" x 8' 11" (2.82m x 2.72m) Modern fitted kitchen comprising eye level and base units with roll edge work tops, single stainless steel sink with separate drainer, swan neck mixer tap, plumbing for washing machine, gas hob and oven with extractor, space for under counter fridge, radiator, vinyl tiled effect flooring, double glazed window to rear aspect, glazed door through to rear lobby.

## REAR LOBBY

Vinyl tile effect floor covering, door to cloakroom and door to dining room.

## CLOAKROOM

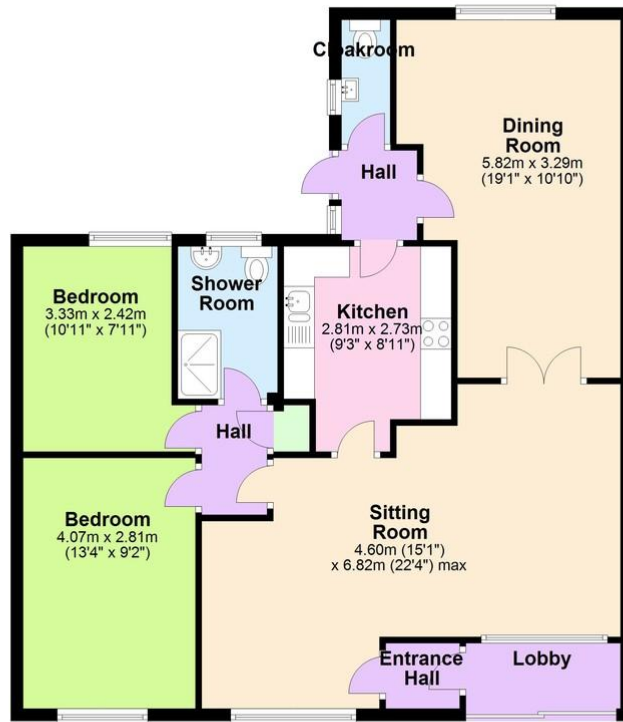
Comprising low level WC, wash hand basin, double glazed window to side aspect.





## Ground Floor

Approx. 88.0 sq. metres (947.5 sq. feet)



Total area: approx. 88.0 sq. metres (947.5 sq. feet)

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

### DINING ROOM/ FAMILY

19' 1" x 10' 10" max (5.82m x 3.3m) Family area carpeted flooring, double glazed window to rear aspect, radiator, archway to dining area, radiator, double connecting doors back to sitting room.

### SIDE HALLWAY

Airing cupboard with radiator, loft hatch, doors to bedrooms and bathroom.

### BEDROOM 1

13' 4" x 9' 2" (4.06m x 2.79m) Carpeted flooring, radiator, double glazed window to front aspect, pull cord wall light.

### BEDROOM 2

10' 11" x 7' 11" (3.33m x 2.41m) Carpeted flooring, radiator, double glazed window to rear aspect.

### SHOWER ROOM

Comprising low level WC, wash hand basin, walk in shower cubicle, floor to ceiling tiled walls, chrome heated towel rail, electric wall mounted convector heater, vinyl floor tiles, double glazed window to rear aspect.

### OUTSIDE

Block paved frontage for extra off road parking, dwarf brick wall to front, rose bushes, shared driveway leading to garage and double gates to rear garden, covered area, door into garage workshop measuring 15' max x 11' max with remote controlled up and over roller door, power and lighting connected, windows to rear and side aspect, patio area, mature rear gardens with steps up to raised lawns, flower and shrub borders, variety of bushes, fruit trees and Magnolia tree, 2 timber garden sheds, all enclosed by chain link fencing, South facing rear garden.

### COUNCIL

Ipswich Borough Council  
Council Tax band (C) £1,840.72

### NEAREST SCHOOLS

Dale Hall CP primary school and Ormiston Endeavour Academy.

### SERVICES

We understand all mains services are connected.

Larchcroft Road  
IPSWICH  
IP1 6AR

Energy rating  
**D**

Valid until: **10 April 2032**  
Certificate number: 1911-9112-5002-0094-9306



## VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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