

Maycroft Close | Ipswich | IP1 6RG

Asking Price £345,000 Freehold

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estate agents

# Maycroft Close, Ipswich, IP1 6RG

An exceptional three double bedroom semi-detached family home hugely benefitting from two storey extensions to the front and side, located within the in demand Crofts to the popular North-West of Ipswich. The extensively improved, stylish and versatile accommodation briefly comprises; entrance lobby, sitting room, striking high end Italian designed lounge-kitchen-breakfast room, separate utility room and cloakroom on the ground floor with landing, three double bedrooms (one with en-suite dressing room and one with dressing area recess and fitted wardrobes), and superb four-piece family bathroom with walk-in shower. To the outside the frontage offers great kerb appeal with allocated driveway parking and side access to an attached garage en-bloc, whilst the fabulous manicured rear garden enjoys a mature lawn, pressed resin path, elevated entertainment decking with water feature, and bespoke summerhouse with mains power and lighting. Viewing essential.



## COMPOSITE DOUBLE GLAZED FRONT DOOR TO

Entrance lobby.

## ENTRANCE LOBBY

Inset mat-well, wood effect luxury vinyl tile flooring, doors to sitting room and cloakroom.

## SITTING ROOM

13' x 12' 11" approx. max. (3.96m x 3.94m) Double glazed window to front, radiator, stairs rising to first floor, under stairs cupboard and cubby cupboard, wood effect luxury vinyl tile flooring, marbled effect polished plaster feature wall, wall mounted television point, doors to lounge-kitchen-breakfast room and utility room.

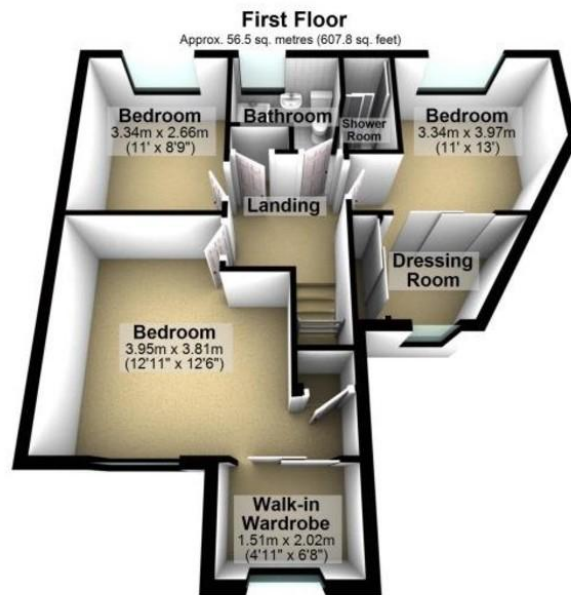
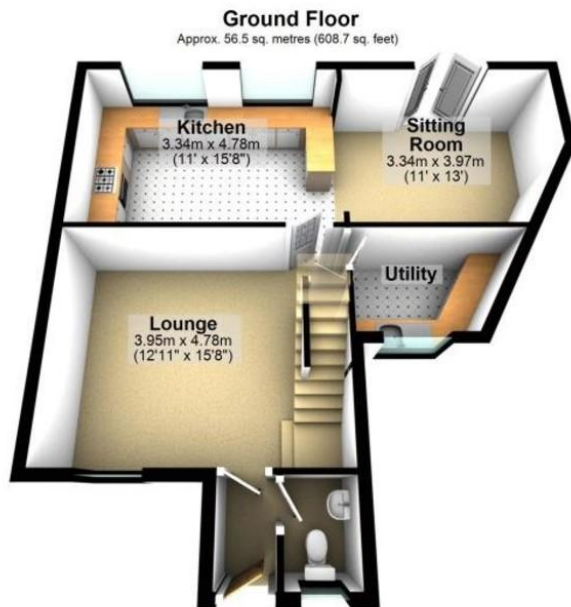


## LOUNGE-KITCHEN-BREAKFAST ROOM

29' 7" x 10' 11" approx. max. (9.02m x 3.33m) Two double glazed windows to rear, contemporary vertical radiator, striking comprehensive range of high end matt finished Italian design fitted soft close cupboard and drawer units with double drawer and integrated pull out storage and carousel systems, integrated appliances consisting of built-in Siemens double oven, full height fridge, full height freezer, and dish-washer, under unit courtesy lighting over quartz worktops with matching upright splashbacks and extending shaped peninsular breakfast bar, inset Siemens five ring induction hob, concealed extractor hood over with moulded front bonnet







Total area: approx. 113.0 sq. metres (1216.4 sq. feet)  
**maycroft close, Ipswich**

and side storage, under mounted one and a half bowl sink unit with milled stone drainer to side and Franke boiling water and hot and cold mixer tap, inset LED ceiling lights, wood effect luxury vinyl tile flooring, French doors to garden.

### UTILITY ROOM

Double glazed window to front, radiator, contemporary gloss fronted base and eye level fitted cupboards, matching larder cupboard, wood effect worktop, inset stainless steel sink drainer unit with mixer tap, under counter spaces for washing machine and tumble dryer, inset LED ceiling lights, wood effect luxury vinyl tile flooring.

### CLOAKROOM

Obscured double glazed window to front, chrome heated towel rail, low level WC, mounted hand-wash basin with mixer tap, natural stone effect tiled walls and floor, inset LED ceiling lights.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Loft access via drop down ladder to boarded loft space with light, built-in airing cupboard housing modern gas fired combination boiler, doors to.

### BEDROOM ONE

12' 6" x 12' 6" approx. max. plus dressing area recess (3.81m x 3.81m) Double glazed window to front, contemporary vertical radiator, wall mounted television point, dressing area recess, built-in sliding fronted wardrobe with LED pelmet lighting.

### BEDROOM TWO

11' 10" x 8' 8" approx. (3.61m x 2.64m) Double glazed window to rear, radiator, wall mounted television point.

### BEDROOM THREE & EN-SUITE DRESSING ROOM

10' 11" x 9' 11" approx. max. plus recess (3.33m x 3.02m) Double glazed window to rear, radiator, wall mounted television point, sliding pocket doors revealing en-suite dressing room with double glazed window to front, radiator, built-in sliding mirror fronted wardrobe, inset LED ceiling lights, loft access to part boarded loft space.

### FOUR PIECE FAMILY BATHROOM

Obscured double glazed window to rear, Chrome heated towel rail, fitted bath with mixer tap and separate rinser, mounted hand-wash basin with mixer tap set on reconstituted stone tiled top with cupboard under, low level WC with concealed cistern, walk-in shower with fixed head thermostatic shower and separate rinser over self-draining tiled floor, stone worktop with cupboard under, tiled walls with mosaic glass contrast border inserts, inset LED ceiling lights, extractor fan.

## OUTSIDE

An attractive low maintenance frontage with slate chip beds and tegula block paved driveway providing off-road parking and shared driveway to side leading to attached garage en-bloc with up and over door entry.

To the rear there is a beautifully kept manicured garden with mature lawn, pressed resin pathway, retained stocked beds, dual level entertainment decking with water feature, and bespoke summerhouse with mains power and lighting, electric panel heater and under soffit LED lighting. There is an external tap and lighting, and gated pedestrian side access to the garage en-bloc.

## IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,840.72 PA (2022-2023).

## NEARBY SCHOOLS

Castle Hill Primary and Ormiston Endeavour High.

### Energy performance certificate (EPC)

Maycroft Close IPSWICH IP1 6RG	Energy rating <b>C</b>	Valid until: 31 July 2032 Certificate number: 0293-3018-3208-6892-8204
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Property type Semi-detached house

Total floor area 113 square metres

### Rules on letting this property

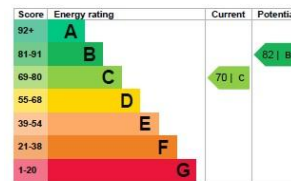
Properties can be rented if they have an energy rating from A to E.

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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