



Larchcroft Road | Ipswich | IP1 6PF

Price £340,000 Freehold

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estate agents

Larchcroft Road, Ipswich, IP1 6PF

An ideal opportunity to purchase this three bedroom detached family home located to the North West of Ipswich in the sought after Crofts development. The property does require some updating with the flexibility to extend subject to the necessary consents. The property is arranged over two floors comprising; entry hall, lounge/dining, kitchen with pantry, three double bedrooms, f/f bathroom and walk in storage cupboard. Further benefits include gas central heating, predominantly double glazed except where stated, garage and parking, front and rear gardens, close to schools, bus service and local shops. There is NO ONWARD CHAIN.



ENTRY HALL

UPVC door with side panels, carpeted flooring, stairs to first floor, radiator, storage cupboard under stairs with meters and fuse box, door into kitchen and door into lounge.

LOUNGE AREA

12' 5" x 11' 4" (3.78m x 3.45m) Carpeted flooring, radiator, original tiled fire place, double glazed window to front aspect, opening into dining area.



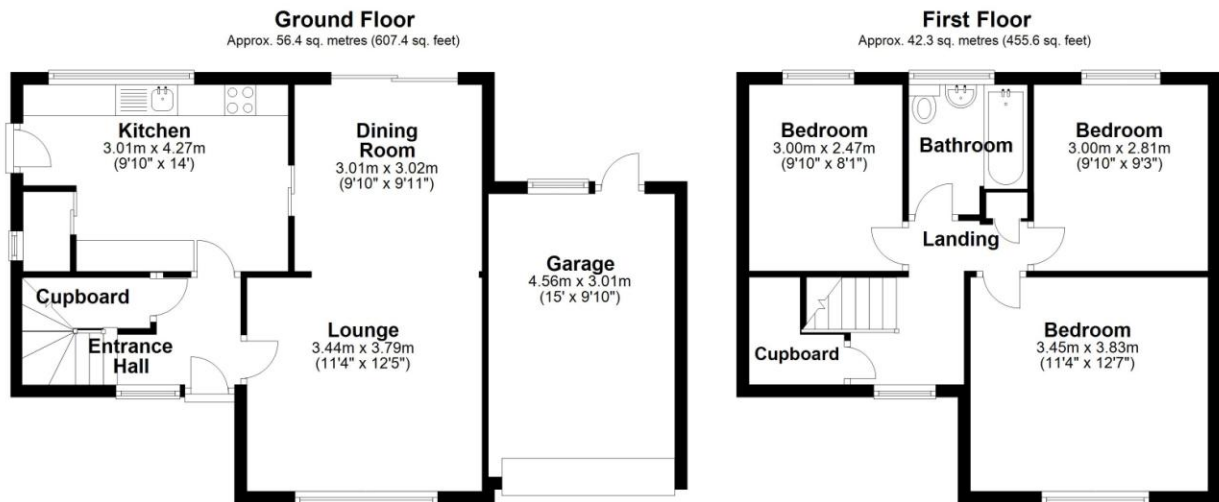
DINING AREA

9' 11" x 9' 10" (3.02m x 3m) Carpeted flooring, radiator, double glazed patio doors to rear patio area, door through to kitchen.

KITCHEN

14' x 9' 10" (4.27m x 3m) Comprising wall and base units with roll edge work tops, stainless steel single drainer sink with mixer tap, plumbing for washing machine, space for cooker, floor mounted gas boiler, walk in pantry with shelving and window to side aspect (not double glazed), quarry tiled flooring, double glazed window to rear aspect, double glazed door to side aspect, connecting door back to entry hall.





STAIRS

Carpeted staircase and landing, walking storage cupboard, loft hatch, airing cupboard housing hot water cylinder, door to bedrooms and bathroom.

BEDROOM 1

12' 7" x 11' 4" (3.84m x 3.45m) Carpeted flooring, built in wardrobes, double glazed window to front aspect, radiator.

BEDROOM 2

9' 10" x 9' 3" (3m x 2.82m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

9' 10" x 8' 1" (3m x 2.46m) Carpeted flooring, double glazed window to rear aspect, radiator.

BATHROOM

6' x 6' narrowing to 5' (1.83m x 1.83m) Comprises low level WC, wash hand basin and bath with shower attachment over, double glazed window to rear aspect, chrome heated towel rail.

GARAGE

15' x 9' 10" (4.57m x 3m) Up & over roller door, power & lighting connected, rear pedestrian door.

OUTSIDE

Driveway leading to garage, lawn, tree, flower & shrub borders, dwarf brick wall to front, side pedestrian access to left hand side of property leading to rear gardens with patio area, lawn flower & shrub borders pathway leading to further lawn area, green house, timber garden shed, variety of hedging, bushes, trees and flower borders, all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (D) £2,070.81

NEAREST SCHOOLS

Dale Hall Lane CP school, Ormiston Endeavor Academy.

SERVICES

We understand all mains services are connected.

<p>Larchcroft Road IPSWICH IP1 6PF</p>	<p>Energy rating E</p>	<p>Valid until: 16 August 2032</p> <hr/> <p>Certificate number: 0300-2013-5180-2492-8901</p>
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