



Larchcroft Road | Ipswich | IP1 6AR

O.I.E.O £300,000 Freehold



Larchcroft Road, Ipswich, IP1 6AR

Sought after Croft's location within walking distance to local schools, shops and bus service, this 3 bedroom double bay semi-detached family offers storm porch, entrance hall, separate lounge, open plan extended kitchen/dining with sizeable conservatory to the rear which offers plenty of space for play area for the children, stairs rising to first floor leading to 2 double bedrooms plus 1 single bedroom and family bathroom with under floor heating. The property benefits from gas central heating, double glazing throughout, single garage, block paved off road parking for 2 cars and garden to rear with timber shed. Early inspection recommended.



STORM PORCH

Double glazed door into entrance hall.

ENTRANCE HALL

Luxury laminate flooring, radiator, stairs to first floor, storage cupboard under stairs, doors through to lounge, kitchen/dining.

LOUNGE

13' into bay x 9' 11" (3.96m x 3.02m) Luxury laminate flooring, radiator, fire place (gas fire not connected) shelved recesses, double glazed bay window to front aspect.



DINING AREA

13' x 9' 11" (3.96m x 3.02m) Luxury laminate flooring, storage cupboard, radiator, opening into kitchen and conservatory.

KITCHEN

11' x 9' narrowing to 7' (3.35m x 2.74m) Comprising modern fitted eye level and matching base units with work tops, inset sink & drainer with swan neck mixer tap, plumbing for dish washer and washing machine, 7 ring Flavel range style gas cooker, with extractor over, space for American style fridge/freezer, built in dinks cabinet, double glazed window to side aspect.





Total area: approx. 102.6 sq. metres (1104.8 sq. feet)

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

CONSERVATORY

15' max x 9' max (4.57m x 2.74m) opening from dining area into conservatory, luxury laminate flooring, electric wall heater, double doors leading out to rear garden.

STAIRS

Carpeted stairs and landing, loft hatch, double glazed window to side aspect, doors to bedrooms and bathroom.

BEDROOM

13' into bay x 8' 10" (3.96m x 2.69m) Carpeted flooring, radiator, 4 door mirrored built in wardrobe, double glazed window to front aspect.

BEDROOM

10' x 9' 11" (3.05m x 3.02m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM

7' x 6' 11" (2.13m x 2.11m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

6' x 5' (1.83m x 1.52m) Comprising low level WC, wash hand basin with cupboards under, bath with shower over (off the mains) floor to ceiling tiled walls, extractor, chrome heated towel rail double glazed window to front aspect, under floor heating.

GARAGE

15' x 8' (4.57m x 2.44m) Up & over roller door, wall mounted Worcester gas combi boiler, water softener, rear pedestrian door.

OUTSIDE

Block paved off road parking for 2 cars, Rear garden with deck area and side patio, lawn, raised deck to rear of garden with timber garden shed and timber man made bar, gardens are all enclosed with fencing.

COUNCIL

Ipswich Borough Council
Council tax band (C) £1,915.28

SERVICES

We understand all mains services are connected.

Larchcroft Road
IPSWICH
IP1 6AR

Energy rating

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Valid until: **11 March 2033**

Certificate number: **0970-1209-9807-5007-1904**



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