



Larchcroft Close | Ipswich | IP1 6PG

Price £345,000 Freehold

 **your ipswich**
estate agents

Larchcroft Close, Ipswich, IP1 6PG

NO ONWARD CHAIN - We are delighted to be offering for sale this 3 bedroom detached family home located to the North West of Ipswich on the sought after Crofts development. The property has recently undergone redecorating throughout along with new carpets fitted and is just a short walk to local schools, shops and bus service. The property is arranged over two floors comprising entrance hall, lounge/dining, kitchen/breakfast, garden room, G/F cloakroom, stairs leading to 3 bedrooms and family bathroom. Further benefits include gas central heating, double glazing throughout, 25ft garage, off road parking to front and enclosed mature garden to the rear.

ENTRANCE HALL

UPVC door into entrance Hall, newly fitted carpets, double glazed window to side aspect, radiator, stairs to first floor, storage cupboard under stairs, doors to lounge/dining and kitchen/breakfast.

LOUNGE/ DINER

25' 3" max x 11' 2" max (7.7m x 3.4m) Newly fitted carpets, double glazed window to front aspect, feature brick fire place with coal effect gas fire, double glazed window to rear aspect looking into garden room, further radiator.

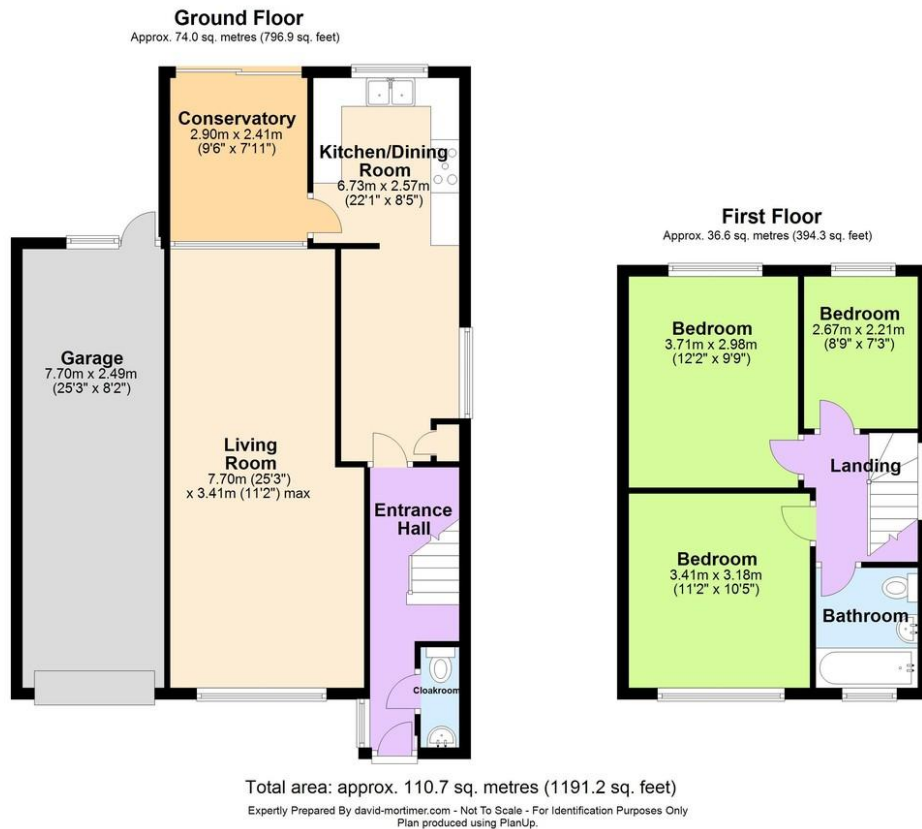
KITCHEN/ BREAKFAST ROOM

22' 1" x 8' 5" max (6.73m x 2.57m) Matching eye level and base units with roll edge work tops, eye level wall oven and grill, 4 ring electric hob, integrated fridge and dish washer, plumbing for washing machine, enamel inset sink and drainer with swan neck mixer tap, radiator, pantry cupboard, radiator, double glazed window to side and rear aspect, laminated flooring, glazed door through to garden room.

GARDEN ROOM

9' 6" x 7' 11" (2.9m x 2.41m) Laminate flooring, double glazed window to side aspect, radiator, double glazed patio doors to rear aspect out to garden.





CLOAKROOM

Comprising low level WC, wash hand basin, radiator, tiled floor, double glazed window to front aspect.

STAIRS

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

BEDROOM 2

11' 2" x 10' 5" (3.4m x 3.18m) Newly fitted carpets, double glazed window to front aspect, radiator.

BEDROOM 1

12' 2" x 9' 9" (3.71m x 2.97m) Newly fitted carpets, double glazed window to rear aspect, radiator, airing cupboard housing hot water cylinder.

BEDROOM 3

8' 9" x 7' 3" (2.67m x 2.21m) Newly fitted carpets, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin and bath with shower over (off the mains) Double glazed window to front aspect, chrome heated towel rail, laminate flooring, half tiled walls.

GARAGE

25' 3" x 8' 2" (7.7m x 2.49m) Up & over roller door, power and lighting connected, door to rear garden.

OUTSIDE

Block paved off road parking, slate area, side gate leading to rear garden which is mainly laid to lawn, variety of mature shrubs and bushes, flower borders, timber garden shed all enclosed by febcng.

COUNCIL

Ipswich Borough Council
Council Tax band (D) £2,154.69

NEAREST SCHOOLS

Dale Hall CP school, Ormiston Endeavour Academy.

SERVICES

We understand all mains services are connected.

Larchcroft Close IPSWICH IP1 6PG	Energy rating D	Valid until: 13 July 2033 Certificate number: 2800-1548-0522-4291-3373
--	---------------------------	---



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk