



Heathercroft Road, Ipswich, IP1 6QG

Guide Price £275,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

An extensively modernised and beautifully presented two double bedroom semi-detached bungalow with detached garage, located to the popular North West of Ipswich within the desirable Crofts residential area. The well proportioned, light and airy accommodation briefly comprises; entrance hall, refitted classic style kitchen, sitting and dining room, two double bedrooms and a refitted contemporary style shower room. To the outside, the ample frontage consists of lawn and side driveway providing off-road parking and double gated access to the detached garage, whilst the good-sized established South Westerly facing rear garden is mainly laid to mature lawn with patio and wooden shed. Further benefits include double glazing and gas fired central heating. Early viewing to fully appreciate this immaculate home is highly recommended.



SHETERED ENTRANCE

Composite double glazed front door to.

ENTRANCE HALL

Radiator, loft access, built-in cupboard housing wall mounted gas fired boiler, inset LED ceiling lights, doors and opening to.

KITCHEN

10' 11" x 7' 9" approx. (3.33m x 2.36m) Double glazed windows to side and rear, double glazed door to garden, radiator, a range of cream classic shaker style base and eye level fitted cupboard and drawer units, wood effect work surfaces, inset stainless steel sink drainer unit with mixer tap, electric cooker point with extractor over, integrated washing machine and fridge, tiled splash backs, wood effect flooring, inset LED ceiling lights.



SITTING & DINING ROOM

14' 3" x 10' 11" approx. (4.34m x 3.33m) Double glazed patio style doors to rear garden radiator, concealed fireplace, television point, light wood effect flooring, inset LED ceiling lights.

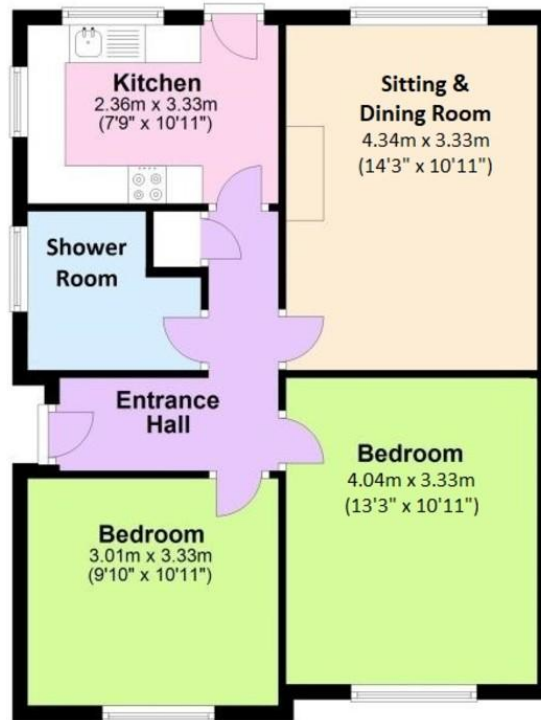
BEDROOM ONE

13' 3" x 9' 8" approx. (4.04m x 2.95m) Double glazed window to front, radiator, Virgin Media broadband point, wood effect flooring, inset LED ceiling lights.



Ground Floor

Approx. 60.3 sq. metres (648.9 sq. feet)



Total area: approx. 60.3 sq. metres (648.9 sq. feet)

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

BEDROOM TWO

10' 11" x 9' 10" approx (3.33m x 3m) Double glazed window to front, radiator, wood effect flooring, inset LED ceiling lights.

SHOWER ROOM

Obscured double glazed window to side, chrome heated towel rail, contemporary suite consisting of a shower cubicle with thermostatic fixed head shower and separate rinsers, mounted hand-wash basin with mixer tap and cupboard under, low level WC with concealed cistern, stone effect fully tiled walls, light wood effect flooring, inset LED ceiling lights, extractor fan.

OUTSIDE

The ample frontage consists of lawn, shrubs, and side driveway providing off-road parking and double gated access to the detached garage, whilst the good-sized established South Westerly facing rear garden is mainly laid to mature lawn with patio, shrubs, tree, and a wooden shed, enclosed by fencing to boundaries.

DETACHED GARAGE

16' 11" x 8' 7" approx. (5.16m x 2.62m) Up and over entry door, three eye level windows to side, window to rear, mains power and lighting, personal door to garden.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,003.60 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill Primary and Ormiston Endeavour High.

DIRECTIONS

Leaving Ipswich town centre and heading in a North-Westerly direction along Henley Road, at the traffic lights turn left onto Valley Road, at the traffic lights turn right onto Dale Hall Lane, at the roundabout take the second exit and continue straight onto Congreve Road, at the roundabout take the second exit and continue straight along Congreve Road, turn right onto Dryden Road, turn left onto Heathercroft Road, the property is found on the left-hand side.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
Heathercroft Road IPSWICH IP1 6QG	Energy rating C	Valid until:	25 March 2034
		Certificate number:	1734-8327-3300-0666-6226
Property type	Semi-detached bungalow		
Total floor area	63 square metres		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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