

Palmcroft Road, Ipswich, IP1 6RA

Guide Price £300,000 Freehold



ipswich & suffolk 
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SUMMARY

A superbly presented and extended three bedroom semi-detached family home located to the popular North West of Ipswich, within the desirable, prime upper tier of the Crofts. This home has undergone many excellent recent improvements and thoughtful remodelling to an excellent standard throughout providing comfortable, well appointed, extended accommodation comprising; enclosed porch, entrance hall, sitting and dining room, striking Wren fitted kitchen with integrated appliances, matching utility extension, and cloakroom on the ground floor with landing, three bedrooms and modern bathroom on the first floor. To the outside there is ample driveway parking and access to an attached garage, whilst to the rear there is an established garden with mature lawn, patio, decking, and shed. Early viewing is highly advised.

DOUBLE GLAZED SLIDING PATIO STYLE DOOR TO ENCLOSED PORCH

Double glazed front door to entrance hall.



ENTRANCE HALL

Radiator, stairs rising to first floor, under stairs cupboard, wood effect luxury vinyl tile flooring, glass panelled doors to.

SITTING & DINING ROOM

25' 2" x 10' 10" narrowing to 8' 5" approx. (7.67m x 3.3m) Double glazed window to front, two radiators, television point, telephone point, Virgin broadband point, wood effect luxury vinyl tile flooring, double glazed sliding patio style doors opening to garden.



KITCHEN

8' 5" x 9' 1" approx. (2.57m x 2.77m) Double glazed window to rear, vertical radiator, a recently installed Wren range of classic style base and eye level cupboard and drawer fitted units and display cabinets with recycling cupboard, corner carousel system, pantry cupboard with pull-out racking system, under unit courtesy lighting of solid wood work surfaces with matching uprights, under mounted butler sink with mixer tap, Belling electric range cooker with induction hob surface and dual extractors over, integrated fridge-freezer, space for American style fridge-freezer, metro style tiled splash backs, herringbone wood effect luxury vinyl tile flooring, inset ceiling spotlights, opening through to utility room.

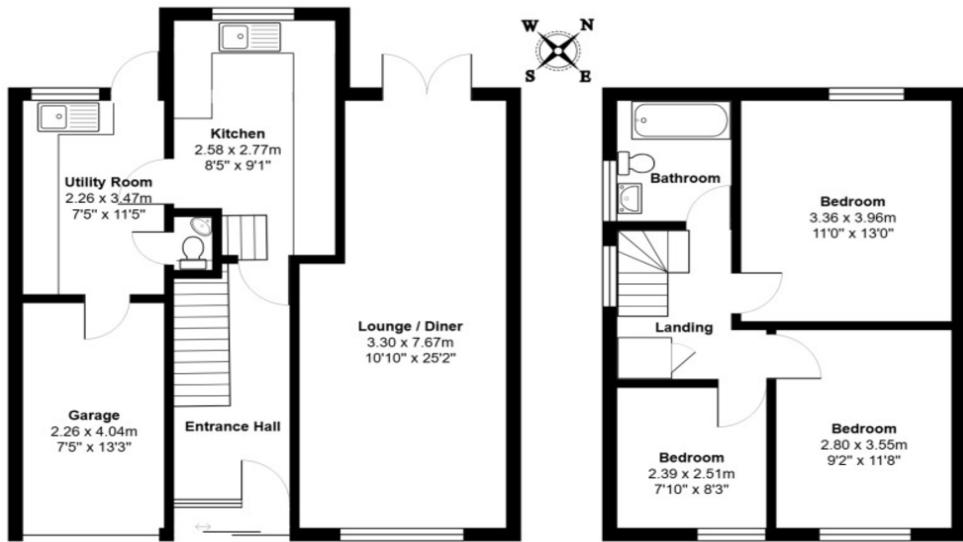
UTILITY ROOM

7' 5" x 11' 5" approx. (2.26m x 3.48m) Double glazed window to rear, radiator, a Wren range of classic style base and eye level cupboard and drawer fitted units, cupboard concealing water softener, under unit courtesy lighting over solid wood work surfaces with matching uprights, under mounted butler sink with mixer tap and milled side drainer, under counter spaces for washing machine and tumble dryer, herringbone wood effect luxury vinyl tile flooring, inset ceiling spotlights, extractor fan, double glazed door to rear opening to garden, warm flat roof, personal door to garage, door to cloakroom.



CLOAKROOM

Contemporary suite consisting of a low level WC and corner wall mounted hand-wash basin with mixer tap, metro style tiled splash back, herringbone wood effect vinyl flooring.



Total Area: 104.0 m² ... 1120 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, over stairs cupboard housing modern wall mounted gas fired boiler, access via hatch and drop down ladder to predominantly boarded loft space with shelving and light, doors to.

BEDROOM ONE

11' x 13' approx. (3.35m x 3.96m) Double glazed window to rear, radiator.

BEDROOM TWO

9' 2" x 11' 8" approx. (2.79m x 3.56m) Double glazed window to front, radiator, shelved alcove.

BEDROOM THREE

7' 10" x 8' 3" approx. (2.39m x 2.51m) Double glazed window to front, radiator.

BATHROOM

Obscure double glazed window to side, chrome heated towel rail, contemporary suite consisting of a panelled bath with mixer tap, recessed soap shelf, thermostatic shower over and side screen, low level WC with concealed cistern, and mounted hand-wash basin with mixer tap, drawer units under and vanity side surface, metro style tiled splash backs, pattern tiled floor, extractor fan, inset ceiling spotlights.

OUTSIDE

The frontage is predominantly brick paved driveway providing ample off road parking and access to an attached garage. The established rear garden is mainly laid to mature lawn enclosed by hedging and fencing, there is an entertainment patio, raised decking area, stocked borders and pathway leading to a wood panelled shed. External tap and lighting.

GARAGE

13' 3" x 7' 5" approx. (4.04m x 2.26m) Up and over entry door, mains power and lighting, warm flat roof, personal door into utility room.

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 Northerly direction along Henley Road, cross the traffic lights intersecting at Valley Road and continue along Henley Road, turn left onto Dales Road, turn right onto Dale Hall Lane, at the roundabout take the second exit onto Congreve Road, at the roundabout take the second exit and continue along Congreve Road, take the first left hand turn onto Palmcroft 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>

AGENTS STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

CONSUMER PROTECTION REGULATIONS

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)

Palmcroft Road IPSWICH IP1 6RA	Energy rating C	Valid until 9 January 2035
Property type Total floor area	Semi-detached house 94 square metres	Certificate number 0992-1209-5605-6004-1400



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

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