



2 Pearcroft Road, Ipswich, Suffolk, IP1 6PJ

Guide Price £330,000 Freehold

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2 Pearcroft Road, Ipswich, Suffolk, IP1 6PJ.

DESCRIPTION

VIEWING ADVISED - A wonderful 3 bedroom family home pleasantly set to the North-West side of the town centre, in the highly desirable Crofts Development. There is easy access into the town centre to enjoy the amenities and facilities or for the commuter links, there is a local bus service at hand plus nearby convenience stores for everyday essentials.

The accommodation briefly comprises: entrance hall with staircase to the first floor, cloakroom, sitting room with sliding doors through to the open plan kitchen/dining room with study or snug beyond, having patio doors to the garden. Next door is the utility room having access to the garage and out to the rear garden. On the first floor the landing provides separate access to the loft space, three good size bedrooms and the bathroom. Outside, the driveway provides off road parking and access to the single garage, with power, and to the property entrance. A small well stocked garden compliments the entrance with established lawn and hedging. The rear garden is largely laid to lawn with a sheltered patio/dining area abutting the kitchen and utility room. A pathway runs up the garden leading to the garden store and summerhouse with power connected.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Window to side, Karndean flooring, two radiators, coving, skirting, small cloaks cupboard, Open Reach connection points, understair cupboard and doors to:

CLOAKROOM

Wash basin set in vanity storage unit, low level w.c, tiled splashbacks and flooring, coving, privacy window to side and stainless steel heated towel ladder.

SITTING ROOM

Approx 15' 11" x 11' 1" (4.85m x 3.38m)

Large window to front, radiator, wall lights, fire recess with lighting, coving, skirting, single slide door to entrance hall and double slide door to:

OPEN PLAN KITCHEN / DINING ROOM

Approx 18' 4" x 9' 0" (5.59m x 2.74m)

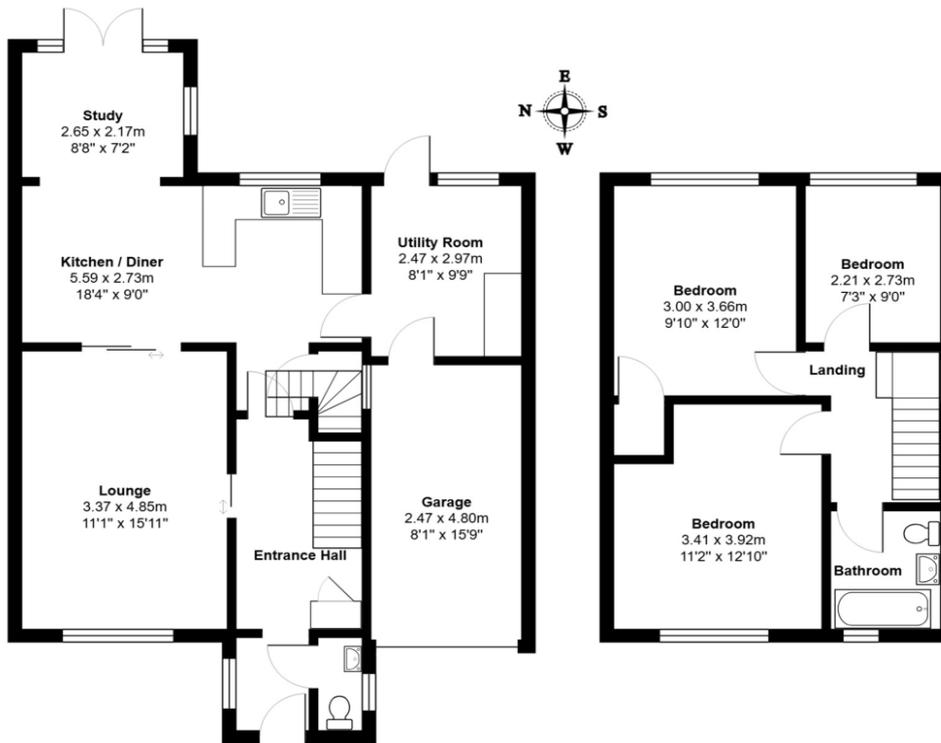
A Wren fitted kitchen with soft close drawers and cupboards, one and a half sink with mixer tap and drainer, Neff dishwasher, Bosch gas cooker and hob with concealed extractor over, under counter lighting, spotlighting, tiled splashbacks, window to rear, Karndean floor, radiator, coving, skirting and shelved larder cupboard. Open access leads to the dining room with radiator, coving and skirting.

STUDY

Approx 8' 8" x 7' 2" (2.64m x 2.18m)

A flexible space with wall lights, radiator, ntl and broadband points, high landscape window to side and patio doors to the garden.





Total Area: 115.5 m² ... 1244 ft²

UTILITY ROOM

Approx 9' 9" x 8' 1" (2.97m x 2.46m)

Fitted wall and base units providing storage and worktop space, space for fridge/freezer, washing machine and tumble dryer, wall mounted Baxi boiler, tiled floor, window to rear, radiator, fire door to garage and door to garden.

ON THE FIRST FLOOR

LANDING

Large privacy window to side, skirting, loft hatch with ladder to storage space with water pressure tank for power shower, and doors to:

MASTER BEDROOM

Approx 12' 10" x 11' 2" (3.91m x 3.4m)

Large window to front, radiator, coving and skirting.

BEDROOM TWO

Approx 12' 0" x 9' 10" (3.66m x 3m)

Window to rear, radiator, coving, skirting, shelved airing cupboard housing the hot water tank, fitted wardrobes and dressing table.

BEDROOM THREE

9' 0" x 7' 3" (2.74m x 2.21m)

Large window to rear, radiator, coving and skirting.

BATHROOM

Bath with Aqualisa power shower, low level w.c and wash basin, privacy window to front, tiled splashbacks and flooring, coving and skirting.

OUTSIDE

Pleasantly set back from the road, the property is approached via a private block paved driveway providing off road parking and access to the single garage measuring approx 15'9" x 8'1" with up and over door, power connected and housing the consumer unit. The garage can also be accessed from the utility room and rear garden. A small front lawn is

enclosed with planted flowers and small specimen tree. Pathway to front door.

The rear garden can be accessed from the utility and study, is private nature enclosed by a mixture of hedging and fencing and is immaculately presented with pretty borders, beds and lawns either side of a central pathway linking the garden to the rear patio - a perfect spot to enjoy the evening sun. There is a storage shed and summerhouse with power connected. Immediate patios from the study and utility create the ideal space for dining and entertaining.

SERVICES

We understand mains water, electric, gas and sewerage are connected.

COUNCIL TAX

Ipswich Borough Council tax band C, approx £2,096.48p (2025-2026).

DIRECTIONS

From the town centre head west towards Civic Drive/A1022 and exit the roundabout onto Berners Street, turning right onto Anglesea Road. Take the left turn onto Henley Road, left again onto Larchcroft Road and then right leading onto Pearcroft Road, where the property can be found towards the end of the road on the left hand side.

NEARBY SCHOOLING

Dale Hall CP School, Westbourne Academy and Northgate High School.

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

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Energy performance certificate (EPC)			
2 Pearson Road IPSWICH IP1 8PJ	Energy rating	Valid until:	1 November 2035
	C	Certificate number:	2160-1700-5050-8199-9976
Property type	Semi-detached house		
Total floor area	89 square metres		



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

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