



**Ashcroft Road, Ipswich, IP1 6AA**

**welcome to**

## **Ashcroft Road, Ipswich**

This stunning. semi-detached home benefits from four bedrooms, a spacious lounge, separate dining room/orangery, a ground floor bathroom, a 1st floor cloakroom, off street parking and a fully landscaped rear garden with outbuilding.

### **Entrance Hall**

Wooden flooring, spotlights, grey panelled walls, one radiator and understairs storage.

### **Lounge**

Wooden flooring, a stylish media wall, fitted shelving, a beautiful working fireplace with wood surround and grey panelling, two radiators and TV point.

### **Dining Room/Orangery**

Beautiful, light filled room with tiled effect flooring, under floor heating, a glazed roof lantern, spot lights, double glazed windows to the rear and a glazed door to the rear.

### **Kitchen**

Stunning kitchen with wooden flooring, double glazed windows to the front, eye and base level units in cream with wood effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, an integrated oven with gas hob and extractor hood fitted into the chimney breast, a breakfast bar, spotlights and space for a fridge/freezer and washing machine.

### **Ground Floor Shower Room**

Wooden flooring, double glazed window to the front, one radiator, a grey panelled wall, built in storage, a cupboard with space for a washing machine, marble effect tiled walls, wash hand basin, a shower with shower attachment and glass screen, low level WC and spotlights.

### **First Floor Landing**

Panelled walls, double glazed window to the side, carpet flooring, loft hatch and spotlights.

### **Master Bedroom**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Two**

Double glazed window to the front, carpet flooring and one radiator.

### **Bedroom Three**

Double glazed window to the front, carpet flooring and one radiator.

### **Bedroom Four**

Double glazed window to the rear, spotlights, wood effect flooring and one radiator.

### **First Floor Cloakroom**

Wooden flooring, panelled walls, double glazed windows to the side, one radiator, low level WC and pedestal wash hand basin.

### **Outside:**

#### **Front Garden**

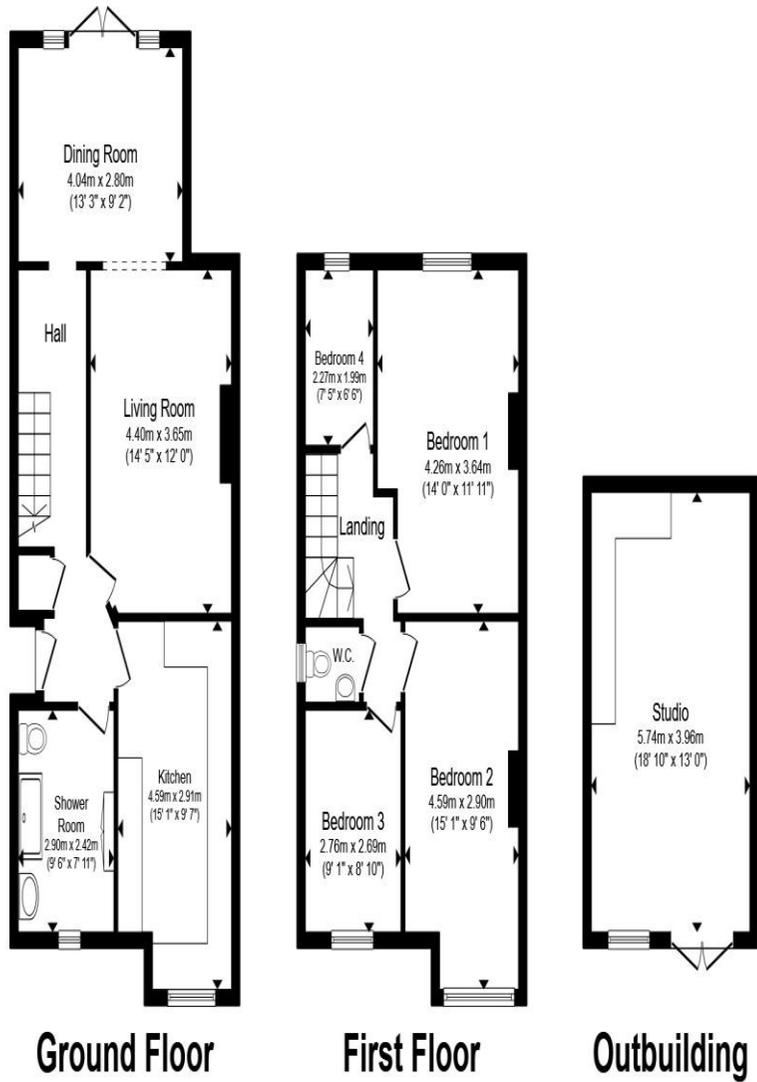
A driveway providing off street parking for 2/3 vehicles.

#### **Rear Garden**

A beautifully landscaped rear garden with steps down to a paved area, a stoned path, a hedged archway, a side access, shared with the neighbour, Westerfield train line to the rear, fully enclosed border, artificial grass to the rear, flower beds, shrubs and a tree.

#### **Outbuilding**

Double glazed windows to the front, French doors to entry, power and wood effect flooring.



Total floor area 128.8 m<sup>2</sup> (1,387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Ashcroft Road,**  
**Ipswich**

- Four bedrooms
- Spacious lounge & separate dining room/orangery
- Ground floor bathroom & 1st floor cloakroom
- Fully landscaped rear garden with outbuilding
- Private shared side access

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£340,000**



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