

23 Fircroft Road, Ipswich, IP1 6AG



**Freehold**

Guide Price

**£260,000**

Subject to contract

**Extended Family Home**

3 bedrooms  
34' sitting/dining/family room  
Bathroom and cloakroom





Situated to the north west of Ipswich in the sought-after Croft development is this extended semi-detached house.

## Some details

### General information

Situated on the North West side of Ipswich on the Crofts development and providing excellent links to the A12/A14 is this extended three bedroom semi-detached house. The property has an impressive open-plan sitting/dining/family room as well as an extended kitchen, first floor bathroom and cloakroom. It also has double glazing, gas central heating, parking for two cars and a garden.

The entrance porch has a door to the reception hall with stairs to the first floor and doors off. The cloakroom has WC and basin. The sitting/dining/family room has a bay window to the front, feature fireplace and sliding doors opening to the garden. The kitchen has a range of base and eye-level units, work surfaces, oven and gas hob, space for fridge/freezer and other appliances along with an integrated dishwasher. There is a door to the garden and dual aspect.

The landing has access to the three bedrooms, two of which are doubles, with bedroom two overlooking the rear garden and bedroom one having a bay window to the front. The bathroom has a suite of basin, WC and bath with shower over.

### Reception hall

17' 10" x 2' 9" (5.44m x 0.84m)

### Cloakroom

6' 3" x 2' 9" (1.91m x 0.84m)

### Sitting/dining/family room

34' x 10' 11" max (10.36m x 3.33m)

### Kitchen/breakfast room

17' 11" x 6' 10" (5.46m x 2.08m)

### Landing

### Bedroom one

13' 4" x 10' 11" (4.06m x 3.33m)

### Bedroom two

10' 7" x 9' 11" (3.23m x 3.02m)

### Bedroom three

7' 3" x 6' 11" (2.21m x 2.11m)

### Bathroom

6' x 5' 9" (1.83m x 1.75m)

### The outside

To the front of the property there is a small garden with steps to the entrance and a block paved drive providing parking for two cars.

The rear garden is predominantly laid to lawn and enclosed by wooden fencing. There is also a shed with power connected.

### Where?

Fircroft Road is situated on the north-western outskirts of Ipswich within the sought-after Crofts development which offers fantastic links to the A12/A14. There are regular bus routes nearby which provide easy access to Ipswich town centre which has an abundance of shopping facilities, boutique shops, coffee houses, bars and restaurants. Ipswich mainline station offers frequent services to London's Liverpool Street.

### Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

### Agents note

The solar panels on the property are owned and provides an approximate income of £260.00 per annum.

### Directions

From Ipswich town centre proceed out in a Northerly direction along Henley Road, upon reaching the Valley Road traffic lights turn left onto Valley Road. At the next set of traffic lights turn right into Dale Hall Lane, proceed along passing the Primary School and over the railway line. At the roundabout proceed straight over into Congreve Road and take a left at the next roundabout into Fircroft Road where the property can be located a short way down on the right.

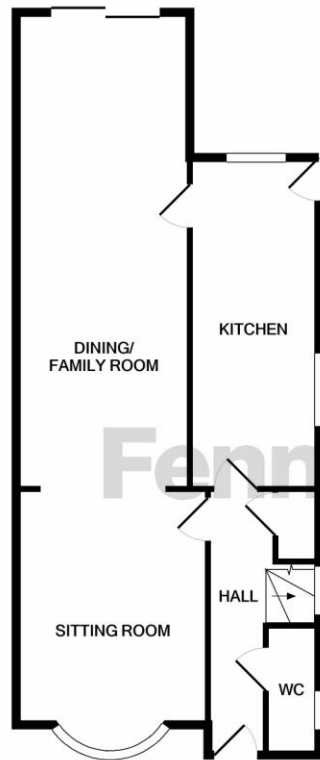
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

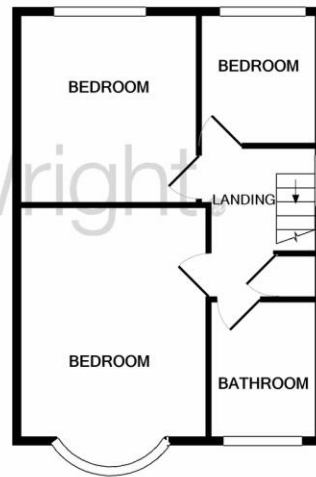
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### Viewing

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