

76 Larchcroft Road, Ipswich, IP1 6PF



Freehold

Guide Price

£270,000

Subject to contract

No onward chain

2 bedrooms
2 reception rooms
1 bathroom



Situated on the sought after Crofts development on the north western side of the town is this detached bungalow which occupies a corner plot.

Some details

General information

Positioned on a corner plot on the north west outskirts of Ipswich is this extended two bedroom detached bungalow, which is offered with no onward chain. The sought after Crofts development provides excellent links to a number of amenities and the A12/A14.

The accommodation comprises a reception hall with door off to all rooms. The sitting room is located to the front with a triple aspect and feature fire place. Adjacent to this is the dining room, which could be used as a third bedroom. The kitchen-breakfast room overlooks the rear garden with double doors onto a patio area. There is an extensive range of base and eye level units, work surfaces and a sink. There is space for all appliance and doors that lead out to a lobby with WC and another to a utility room with plumbing for a washing machine.

Also off the hall is the bathroom with suite of bath, basin, WC and shower. Completing the accommodation is the two bedrooms.

Reception hall

Sitting room

16' 7" x 12' 5" (5.05m x 3.78m)

Dining room/third bedroom

12' 4" x 10' 4" (3.76m x 3.15m)

Kitchen/breakfast room

20' 9" x 9' 6" (6.32m x 2.9m)

Utility room

6' 9" x 3' 3" (2.06m x 0.99m)

Lobby

6' 9" x 3' 3" (2.06m x 0.99m)

WC

4' 3" x 3' 2" (1.3m x 0.97m)

Bathroom

8' x 5' 9" (2.44m x 1.75m)

Bedroom one

12' 9" x 10' 2" (3.89m x 3.1m)

Bedroom two

12' 9" x 9' 6" (3.89m x 2.9m)

The outside

The front of the property is accessed via Larchcroft round and enclosed by a low level brick wall. There are areas laid to lawn and shrub borders and pathways leading to each side of the property and the front door.

The rear garden is predominately laid to lawn with a patio area to the immediate rear of the property and various shrubs and borders. The garden is enclosed by wooden fencing and has double gates which open up onto a driveway providing parking, which is accessed via Dale Hall Lane and in turn leads to a detached garage.

Where?

Larchcroft Road is situated to the north west of Ipswich with a local parade of shops including a post office, bakery and hairdressers. There is excellent links to the A12/A14 and Ipswich town centre is within easy reach offering a fantastic array of shopping facilities, coffee houses, bars and restaurants.

Important information

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

Council tax band - C

EPC rating TBC

Directions

Head out of town in a northerly direction along Henley Road, passing Ipswich school on the left follow the road round the 'S' bend and at the traffic lights continue straight over proceed for some distance. After the railway bridge turn left into Larchcroft Road and continue round the 'S' bend and the property will be found on the left hand side prior to the roundabout.

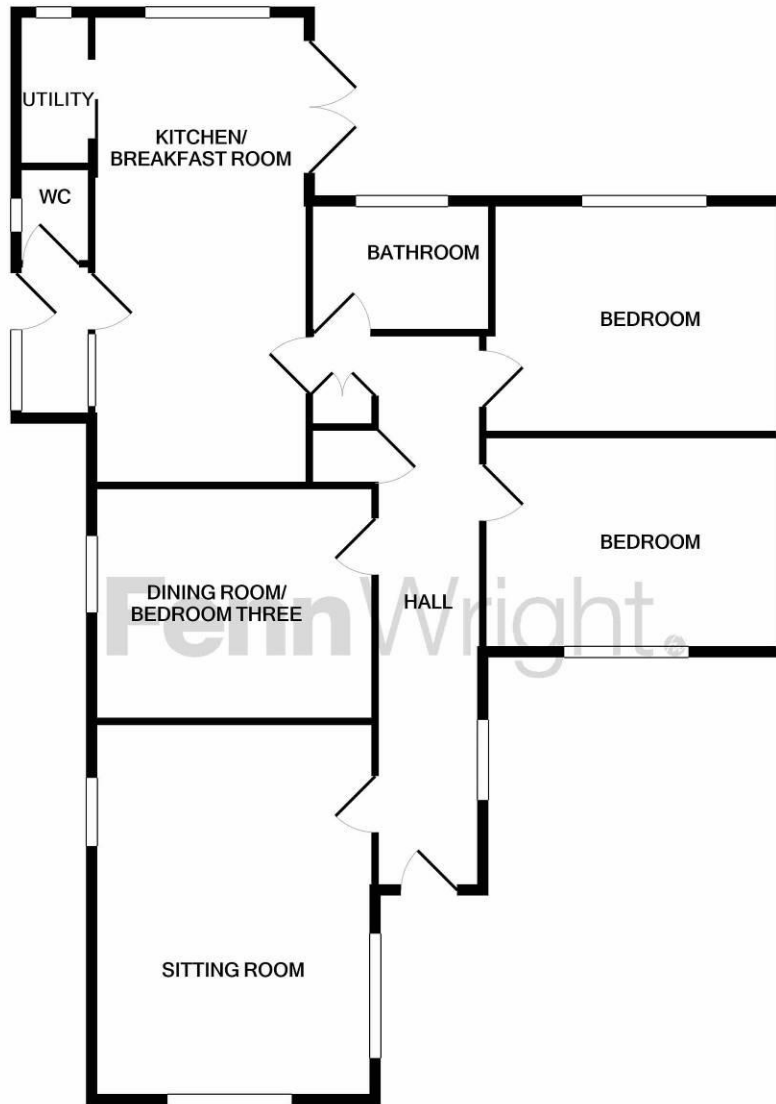
Further information

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

To make an appointment to view this property please call us on 01473 232 700.



To find out more or book a viewing

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