

30 Fircroft Road, Ipswich, IP1 6AQ



**Freehold**  
Guide Price  
**£280,000**  
Subject to contract  
**Extended accommodation**

**2 bedrooms**  
**Open plan sitting/dining/family room**  
**Kitchen**  
**Generous garden**



Situated on the north-western outskirts of Ipswich on the Crofts developments is this extended bungalow which offers contemporary accommodation

# Some details

## General information

Situated on the north western outskirts of Ipswich with a number of local amenities and easy access to the A12/A14 is this modernised two bedroom semi-detached bungalow.

The property has been extended to provide an open-plan sitting/dining/family room and kitchen with bi-fold doors opening out onto the garden. It has gas central heating, double glazing, parking, garage for storage and a south-westerly facing garden.

The entrance porch has door into the reception hall which has oak engineered flooring, which flows through the majority of the property and doors off to all rooms. To the left is the sitting/dining room which opens into the family room which has bi-fold doors that open out onto the garden. The family room also has an opening to the kitchen which has a range of base and eye-level units, work surfaces and sink with integrated oven, hob with extractor and space for all other appliances. There is a door returning to the hall where there are two double bedrooms, with the main bedroom having a window to the front and bathroom with white suite of basin, bath and WC.

At the end of the hall there is a door into the garage which has double glazed doors to the front and is currently used for storage but could be converted into a home office or back into a garage.

## Entrance porch

## Reception hall

### Sitting/dining area

20' 8" x 12' 5" (6.3m x 3.78m)

### Family room

18' 2" x 8' 5" (5.54m x 2.57m)

### Kitchen

10' 10" x 9' (3.3m x 2.74m)

### Bedroom one

16' 1" x 9' 1" (4.9m x 2.77m)

### Bedroom two

11' x 8' (3.35m x 2.44m)

### Bathroom

10' 10" x 5' 3" (3.3m x 1.6m)

## The outside

The front of the property is enclosed by a low level brick wall with a front garden and driveway providing parking for one vehicles, which in turn leads to a garage which measures 17'10 x 7'7.

The south-westerly facing rear garden, which has been landscaped, is enclosed by wooden fencing and has areas laid to shingle with a raised lawn and mature borders, trees, including fruit trees, shrubs and vegetable beds along with a summer house, two sheds and a greenhouse.

## Where?

Fircroft Road is situated on the north-western outskirts of Ipswich providing excellent links to a number of local amenities and schooling. For the commuter the A12/A14 is within easy reach, as is Ipswich town centre which has an abundance of shopping facilities, coffee houses, bars and restaurants.

## 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

## Directions

Head out of town in a northerly direction along Henley Road and continue over the traffic lights and proceed for some distance. Upon passing the railway crossing turn left into Larchcroft Road, round the S-bend and at the roundabout turn right onto Congreve Road. Continue until reaching the next roundabout and turn left onto Fircroft Road, proceed for some distance and the property can be found on the left hand.

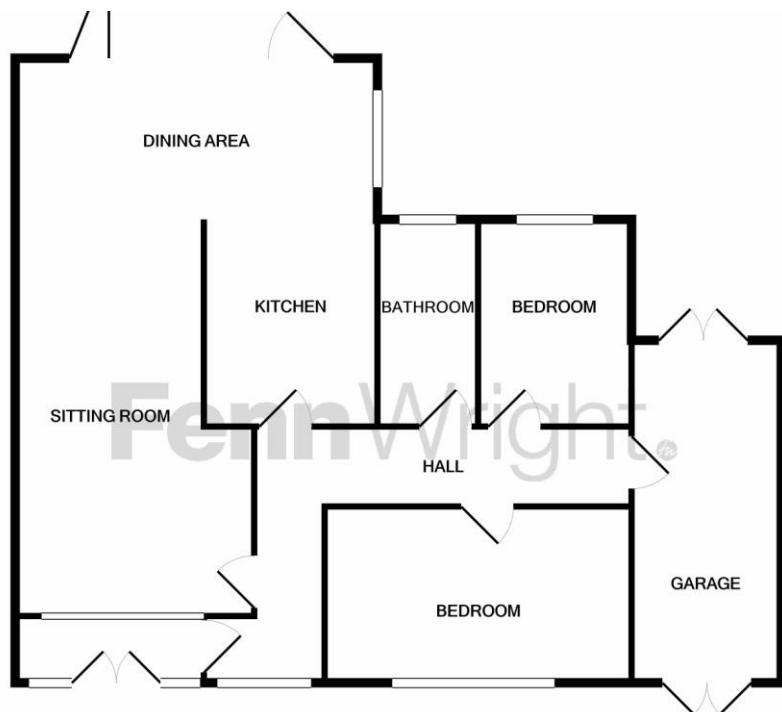
## Further information

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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