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Larchcroft Road, Ipswich, Suffolk, IP1

6AR

Offers in excess of £300,000

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- The Crofts
- Semi-Detached House
- Three Bedrooms
- 27ft Lounge/Dining Room
- Garden Room with Warm Roof
- Modern Kitchen
- First Floor Bathroom
- Off-Road Parking for Two Cars
- Converted Garage/Studio
- Landscaped Rear Garden



Located in the popular area of Ipswich known as The Crofts lies this nicely presented and extended three-bedroom semi-detached house which occupies a good size plot. The current owners have partially converted the garage creating a work-from-home studio/office, introduced a warm roof and tiling to the garden room making this an extra all-year-round reception room, and landscaped the rear garden. There is off-road parking to the front for two to three cars. As agents, we recommend the earliest possible internal viewing

to appreciate the quality of accommodation on offer which comprises an entrance hall, 27ft lounge/dining room with wood burning stove, garden room with new warm roof, modern kitchen, first floor landing, three bedrooms, and family bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and

the university area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside – Front: The property is set back from the road in a slightly elevated position offering a good outlook from the front with a hardstanding providing off-road parking for two to three cars.

Entrance Hall: Radiator, staircase rising to the first floor with understairs cupboard, and doors providing access to:

Lounge/Dining Room: 27'5" x 10'2" (8.36m x 3.1m) Bay window to the front aspect, a wood burning stove with bespoke built-in shelving to either side, two radiators – one vertical and one



standard, and French doors opening through to:

Garden Room: 17'11" x 8' (5.46m x 2.44m) French doors opening onto the patio, windows to the rear aspect, a radiator, tiled floor, a warm roof, and door leading to:
Kitchen: 10'4" x 6'11" (3.15m x 2.1m) Fitted with a range of modern eye and base units with drawers, roll edge work surfaces with matching upstands, sink and drainer, integrated oven and electric hob with extractor hood over, space for a fridge freezer, washing machine and

dishwasher, and a window to the side aspect.

First Floor Landing: Window to the side aspect, access to the loft, and doors leading to the bedrooms and bathroom.

Master Bedroom: 13'5" x 9' (4.1m x 2.74m) Bay window to the front aspect, a radiator, and built-in wardrobes with sliding doors.

Bedroom Two: 10'7" x 8'3" (3.23m x 2.51m) Window to the rear aspect, a radiator, and two sets of built-in wardrobes.

Bedroom Three: 6'11" x 6'8" (2.1m x 2.03m) Window to the rear aspect and a radiator.



Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, tiled walls, and an opaque window to the front aspect.

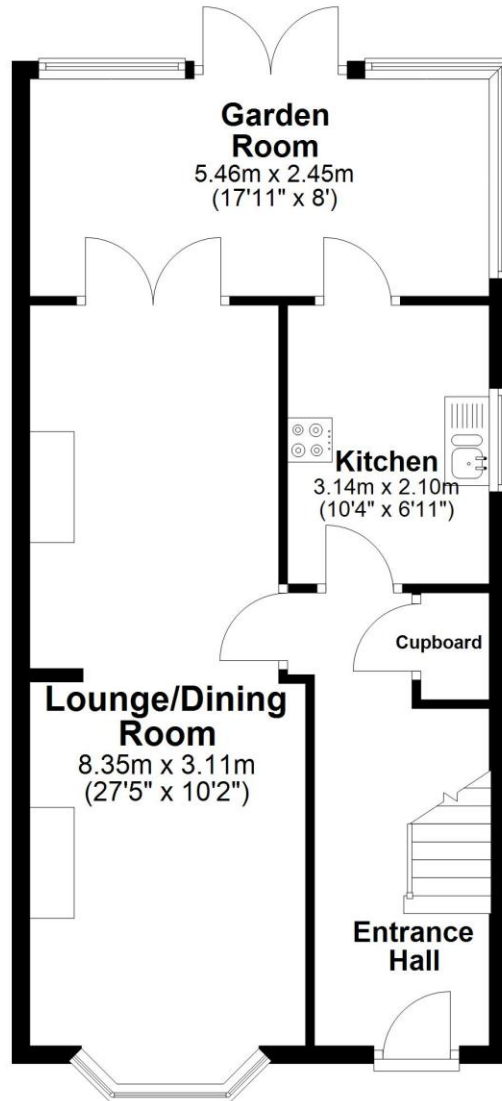
Outside – Rear: The stunning garden has been landscaped and has a large patio seating area leading out from the garden room – ideal for alfresco dining – with a wood store and a set of French doors providing access to the salon. From the patio there are steps up to the large lawn with flowerbeds, a wooden shed,

mature trees, and the garden is enclosed by fencing.

Garage/Salon: 10'2" x 7'7" (3.1m x 2.3m) The front of the garage can be used for storage and has the original electric up and over door. A pedestrian door then leads into the salon, which is the partially converted part of the garage, and has power connected, ceiling inset spotlights, and a set of French doors opening onto the patio in the rear garden.

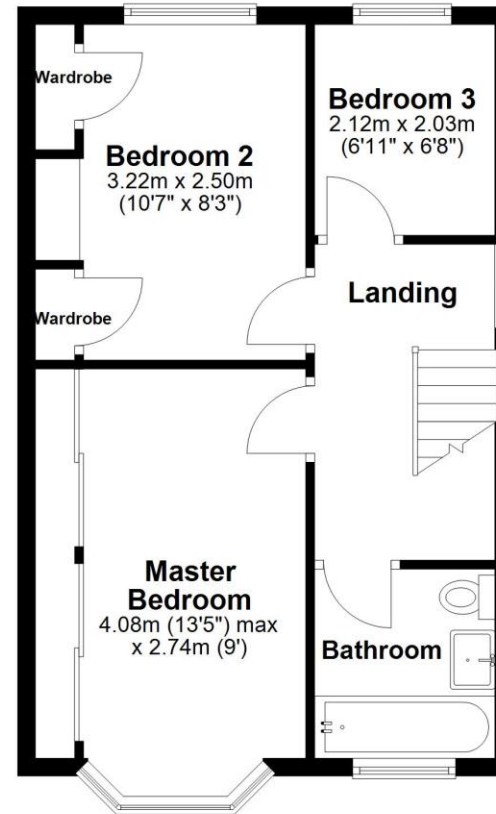
Ground Floor

Approx. 64.9 sq. metres (698.8 sq. feet)



First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 107.1 sq. metres (1152.6 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: B



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