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Beechcroft Road, Ipswich, Suffolk, IP1

6BD

Asking Price £350,000

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- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Generous Lounge
- Stunning 23ft Kitchen/Dining Room
- Large Four-Piece Family Bathroom
- Off-Road Parking & Garage
- Landscaped Rear Garden



Situated in the much sought-after area of Ipswich known as The Crofts lies this magnificent three-bedroom semi-detached house which is being sold with no onward chain. The property has had a single storey extension to the rear creating a stunning open plan kitchen / dining room with centre island and bi-fold doors, is presented in immaculate condition, and comes with a landscaped rear garden and off-road parking for three cars in front of the garage. The garage is currently being used as a gym but could be converted into an office /

studio (subject to relevant permissions).

A summary of the accommodation is as follows: entrance hall, generous lounge, stunning 23ft open plan kitchen / dining room with integrated appliances and bi-fold doors, first floor landing, three bedrooms, and a modern four-piece family bathroom.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the

popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station with a journey time of approximately 1hr 15mins. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

**Outside – Front:** There is a granite driveway providing off-road parking for three cars in front of the garage.

**Garage:** 17'9" x 7'3" (5.4m x 2.2m)

This is currently set up as a gym but could be converted into an office / studio (subject to relevant permissions) and has an electric roller door, pedestrian door opening out to the rear garden, and power and light is connected.

**Entrance Hall:** Vertical radiator, ceiling inset spotlights, stairs to the first floor, and doors to the lounge and kitchen / dining room.

**Lounge:** 16'1" x 11'11" (4.9m x 3.63m)

Bay window to the front aspect, radiator, and ceiling inset spotlights.



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**Kitchen / Dining Room:** 23'8" x 16'10" (7.21m x 5.13m) The property has been extended to the rear creating this stunning open plan kitchen / dining room which offers a range of contemporary J-Pull eye and base level units and pan drawers with Quartz shark nose edge work surface. All the Bosch appliances are integrated and include a washing machine, two ovens and Induction hob with extractor hood over, and there is space for an American style fridge freezer. A large centre island incorporates a breakfast bar and has an undermount sink, integrated Bosch

dishwasher, pull-out bin storage, and ample storage. The kitchen has one conventional and one vertical radiator, ceiling inset spotlights, bi-fold doors opening out to the landscaped rear garden, and the extended part has a vaulted ceiling with two Velux windows.

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

**Bedroom One:** 14' x 10'8" (4.27m x 3.25m) Bay window to the front aspect, radiator, and ceiling inset spotlights.



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**Bedroom Two:** 12' x 10'6" (3.66m x 3.2m) Window to the rear aspect, radiator, ceiling inset spotlights, and airing cupboard.

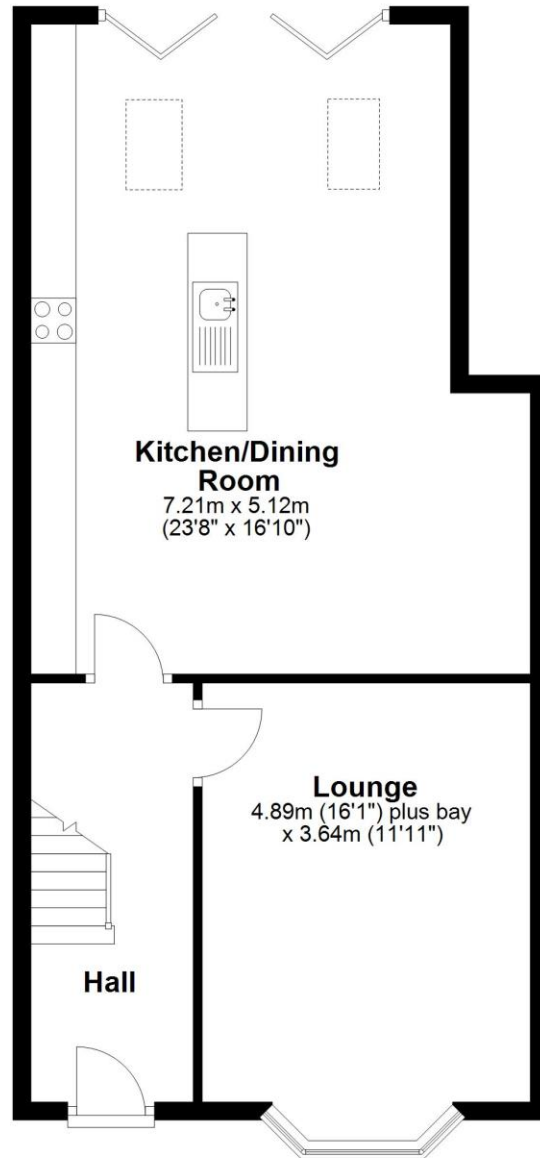
**Bedroom Three:** 8'11" x 7'5" (2.72m x 2.26m) Window to the rear aspect, radiator, and ceiling inset spotlights.

**Family Bathroom:** A contemporary four-piece suite comprising bath, shower enclosure, low-level WC and vanity hand wash basin with ample storage beneath. The bathroom has a heated towel rail, part metro tile walls, ceiling inset spotlights, and opaque window to the front aspect.

**Outside – Rear:** The landscaped garden has a large patio seating area with the remainder being professionally installed artificial grass with raised flowerbeds. There is a door to the garage, and the garden is fully enclosed by fencing.  
**Section 21:** In accordance with Section 21 of the "Estates Agents Act 1979" we would advise all interested parties that the vendor of this property is an employee of Palmer & Partners Estate Agents.

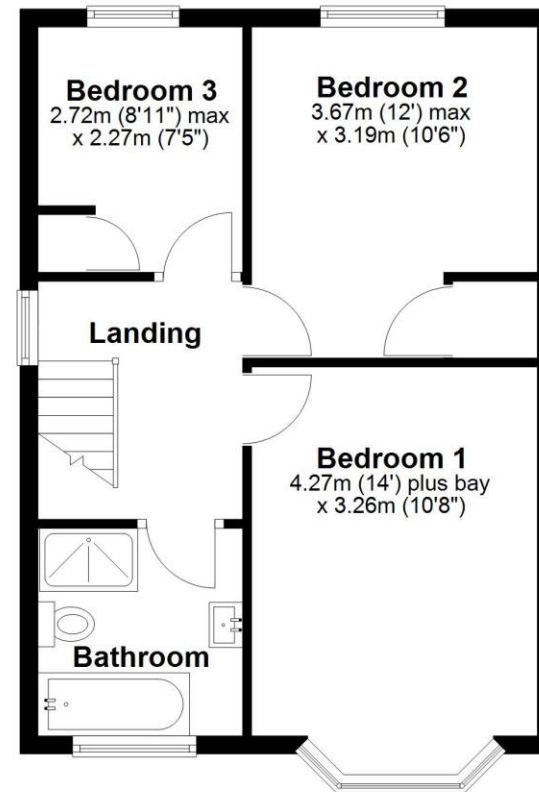
## Ground Floor

Approx. 63.7 sq. metres (686.1 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



Total area: approx. 108.6 sq. metres (1168.8 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.



### Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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