



Palmer & Partners



Maycroft Close, Ipswich, Suffolk, IP1

6RG

Guide Price £280,000 to £290,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- The Crofts
- Semi-Detached House
- Three Bedrooms
- Living Room with Media Wall
- Dining Room & Kitchen
- Stylish First Floor Bathroom
- Garden Room/Office in Rear Garden
- Off-Road Parking to Front
- Double-Glazing & Gas Central Heating



Situated in the popular area of Ipswich known as The Crofts lies this nicely presented three-bedroom semi-detached house which benefits from a garden room/office in the rear garden, off-road parking to the front for several cars, double-glazing, and gas central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises a front porch, living room with feature media wall and opening through to the

dining room. The dining room then opens into the kitchen. On the first floor are three bedrooms and a stylish 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 frontage is brick-paved providing off-road

parking for several cars with gated side access leading to the rear garden.

Front Porch: Double-glazed window to the front aspect and a door leading to:

Living Room: 13'1" x 12'6" (4m x 3.8m) Double-glazed window to the front aspect, a media wall with built-in electric fire and shelving to either side which have downlights, laminate floor, a radiator, and an archway through to:

Dining Room: 11'1" x 8'4" (3.38m x 2.54m) French doors opening out



to the rear garden, laminate floor, a radiator, and opening through to:

Kitchen: 11'1" x 7'2" (3.38m x 2.18m) Fitted with a range of matching eye and base units with drawers, square edge work surfaces, sink and drainer, tiled splashbacks, integrated electric oven and gas hob with extractor hood over, space for a washing machine and undercounter fridge, understairs cupboard, double-glazed window to the rear aspect, and a double-glazed door opening out to the side.

First Floor Landing: Double-glazed window to the side aspect, access to the loft which houses the boiler, and doors provide access to the bedrooms and bathroom.

Bedroom One: 12'5" x 8'2" (3.78m x 2.5m) Double-glazed window to the front aspect and a radiator.

Bedroom Two: 9'3" x 8'7" (2.82m x 2.62m) Double-glazed window to the rear aspect, a radiator, and a built-in double wardrobe with sliding door.



Bedroom Three: 9'5" x 7'7" (2.87m x 2.3m) Double-glazed window to the front aspect and a radiator.

Family Bathroom: 7'7" x 6'6" (2.3m x 1.98m) A stylish three-piece suite comprising a bath with shower over and shower screen, a vanity unit with close-couple WC and storage, and a hand wash basin with storage beneath. The bathroom also has a heated towel rail, tiled walls and floor, and an opaque double-glazed window to the rear aspect.

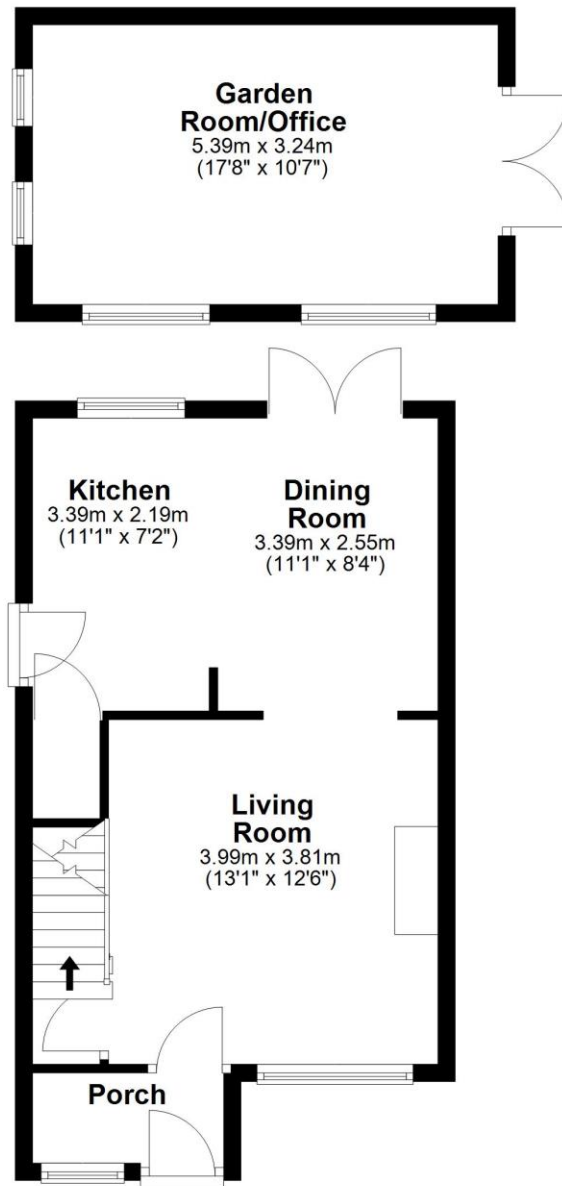
Outside – Rear: The French doors in the dining room open onto a

decked area with the remainder of the garden being laid to lawn with a large patio. There is an outside tap and to the rear of the garden is a large garden room/office.

Garden Room/Office: 17'8" x 10'7" (5.38m x 3.23m) There are multiple double-glazed windows, laminate floor, a built-in bar area, and there is power and light connected. The structure is clad in weatherproof cladding.

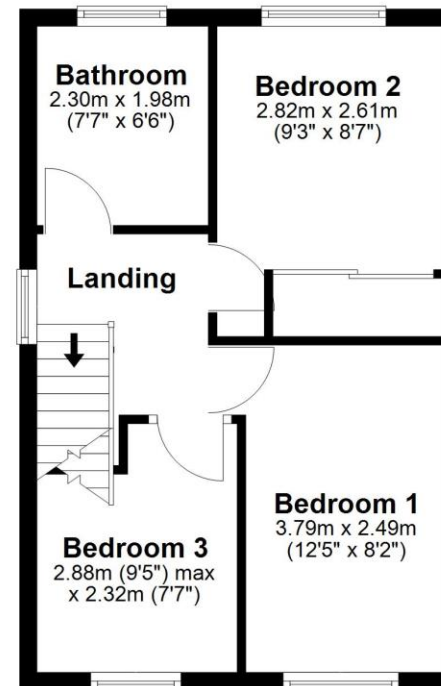
Ground Floor

Approx. 55.0 sq. metres (592.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 90.1 sq. metres (970.0 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



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

[palmerpartners.com](https://www.palmerpartners.com)