

Rosecroft Road | Ipswich | IP1 6AP

Guide Price £275,000 Freehold

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Rosecroft Road, Ipswich, IP1 6AP

SUMMARY

CHAIN FREE - A well-cared for three-bedroom semi-detached family home, occupied by the same owner for around 60 years, nicely positioned on desirable road to the popular North-West of Ipswich, within the favourite "Crofts" development. The accommodation comprises; storm porch, entrance hall, sitting and dining room and fitted kitchen on the ground floor with landing, three bedrooms and modern shower room on the first floor. To the outside, the frontage provides ample off-road parking on a brick-paved driveway with access to an attached garage with up and over entry door, whilst to the rear there is an established garden mainly laid to mature lawn with a paved patio and wooden shed. Further benefits include, gas fired central heating via a gas fire with back boiler, cavity wall insulation and double glazing. Early viewing is highly recommended.

STORM PORCH

Tiled with light, double glazed front door with matching half-side casements to entrance hall.

ENTRANCE HALL

Radiator, stairs with spindle railed banister rising to first floor, under-stairs cupboard with obscured double glazed window to side, doors to,

KITCHEN

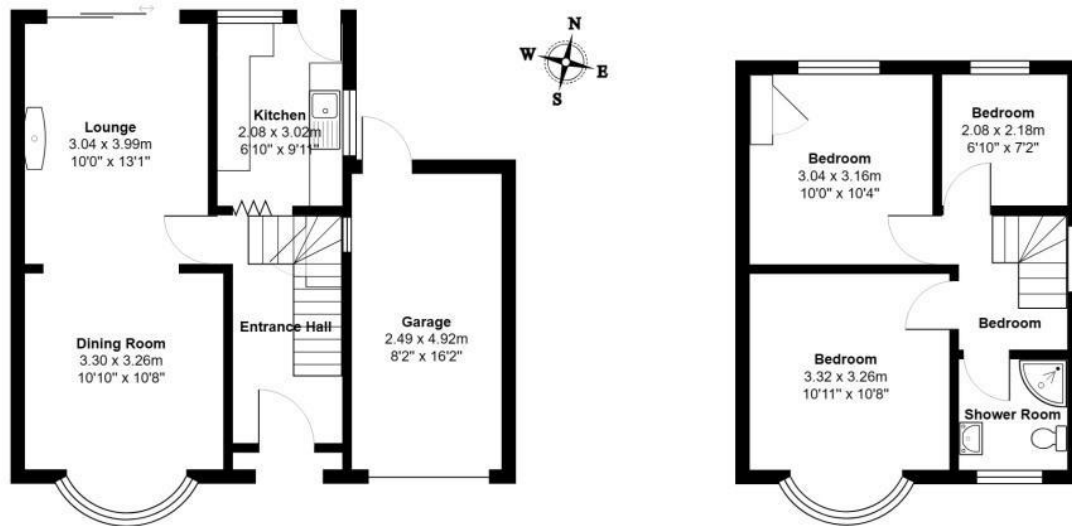
9' 11" x 6' 10" approx. (3.02m x 2.08m) Double glazed windows to side and rear, double glazed door to garden, a range of base and eye level fitted cupboard and drawer units, stone effect work surfaces, inset sink-drainer unit with mixer tap, built-in double oven and grill, inset electric hob with extractor over, under-counter spaces for fridge and washing-machine, tiled splash backs, tiled floor.

SITTING AND DINING ROOM

SITTING AREA

13' 1" x 10' approx. (3.99m x 3.05m) Double glazed patio door to garden, living flame coal effect gas fire with back boiler, television and telephone points, opening through to dining area.





Total Area: 88.9 m² ... 957 ft²

DINING AREA

10' 10" x 10' 8" approx. (3.3m x 3.25m) Double glazed bay window to front, Radiator.

STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, loft access to insulated and part boarded loft space with light, doors to.

BEDROOM ONE

10' 11" x 10' 8" approx. (3.33m x 3.25m) Double glazed bay window to front, radiator.

BEDROOM TWO

10' 4" x 10' approx. (3.15m x 3.05m) Double glazed window to rear, built-in shelved airing cupboard housing hot water tank, picture rail, television point.

BEDROOM THREE

7' 2" x 6' 10" approx. (2.18m x 2.08m) Double glazed window to rear, radiator, fitted wardrobe and over-head storage cupboards.

SHOWER ROOM

Obscured double glazed window to front, chrome heated towel rail, shower cubicle with electric shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC with concealed cistern, stone effect tiled walls, wood effect flooring.

OUTSIDE

The frontage consists of an ample brick-paved driveway providing off-road parking and access to an attached garage with up and over entry door, mains power and lighting, there is a low brick wall to boundaries and a stocked corner flower bed. The established rear garden offers an elevated patio which wraps around to the side providing a secluded seating area, steps take you down to a further paved patio and area laid to mature lawn, there are shingled areas and raised flower beds stocked with a variety of plants, a wooden shed, and a personal door to the garage.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,003.60 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall Primary and Ormiston Endeavour High.

DIRECTIONS

Heading in a northerly direction along Dale Hall Lane at the roundabout take the second exit onto Congreve Road, in 140 yards turn left onto Rosecroft Road, the property is found on the right-hand side.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

Rosecroft Road IPSWICH IP1 6AP	Energy rating E	Valid until: 11 April 2034
		Certificate number: 7218-9164-6002-0094-9802
Property type	Semi-detached house	
Total floor area	76 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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