



Larchcroft Road | Ipswich | IP1 6PF

O.I.R.O £310,000 Freehold



 **your ipswich**  
estate agents

# Larchcroft Road, Ipswich, IP1 6PF

CHAIN FREE - A rarely available three bedroom detached family home requiring a degree of modernisation, favourably located on the desirable upper tier of the crofts to the popular North West of Ipswich. The well appointed accommodation briefly comprises; enclosed porch, entrance hall, kitchen/dining room and sitting room on the ground floor with landing, three bedrooms and bathroom on the first floor. To the outside front there is a centred lawn between dual driveways providing off-road parking and access to an attached garage, whilst to the rear there is a good-sized South East facing established garden mainly laid to mature lawn with patio enjoying an open outlook. Further benefits include predominant double glazing and gas fired central heating via a modern boiler, and in the valuers opinion the property would lend itself well to extending subject to gaining the required permissions. Early viewing is highly recommended.

## SLIDING DOUBLE GLAZED DOOR TO ENCLOSED LOBBY

Tiled threshold, traditional style door to entrance hall.

## ENTRANCE HALL

Radiator, under stairs cupboard, stairs rising to first floor, doors to.

## KITCHEN/DINING ROOM

17' 2" x 11' 10" plus recess. max. (5.23m x 3.61m) Two double glazed windows to front, radiator, base and eye level fitted cupboard and drawer units, rolled edge work surfaces, inset sink-drainer unit with mixer tap, tiled splash backs, spaces for gas cooker, washing-machine and fridge-freezer, built-in larder cupboard with window to side, part vinyl flooring, double glazed door to side opening to outside.

## SITTING ROOM

16' x 10' 11" approx. (4.88m x 3.33m) Double glazed window to front, radiator, coal effect enclosed gas fire set in fireplace.





Total area: approx. 101.6 sq. metres (1094.0 sq. feet)

## STAIRS RISING TO FIRST FLOOR

### LANDING

Obscure double glazed window to side, loft access, doors to.

### BEDROOM ONE

13' max. x 11' approx. (3.96m x 3.35m) Double glazed window to front, radiator.

### BEDROOM TWO

12' 4" x 9' 10" approx. (3.76m x 3m) Double glazed window to rear, radiator, built-in cupboard housing modern wall mounted gas fired boiler and hot water tank, fitted twin wardrobes with central vanity section.

### BEDROOM THREE

9' 3" x 7' approx. (2.82m x 2.13m) Double glazed window to rear, radiator, BT Open Reach socket.

### BATHROOM

Obscure double glazed window to front, radiator, panelled bath with thermostatic shower, pedestal hand-wash basin with mixer tap, low level WC, tiled walls, electric heater light.

## OUTSIDE

The frontage provides centred mature lawn between dual driveways which provide off-road parking and access to an attached garage (measuring 24' 3" x 8' 5" approx.) with up and over entry door, double glazed window to rear and double glazed personal door to rear garden, exposed flower bed and low walls to side boundaries, gated pedestrian access to rear. The good-sized South East facing established rear garden enjoys an open outlook and is mainly laid to mature lawn with patio, established flower beds stocked with various shrubs, perennials and hedging, raised flower beds and external tap.

## IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,154.69 PA (2023-2024).

## NEARBY SCHOOLS

Dale Hall Primary and Ormiston Endeavour High.

**Energy performance certificate (EPC)**

Larchcroft Road IPSWICH IP1 8PF	Energy rating <b>D</b>	Valid until: 5 April 2033 Certificate number: 0320-2146-5240-2707-4531
---------------------------------------	---------------------------	---

Property type: Detached house

Total floor area: 82 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	66   D	
35-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH**

01473 289333  
[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)