



Rosecroft Road | Ipswich | IP1 6AP

Price £270,000 Freehold

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estate agents

Rosecroft Road, Ipswich, IP1 6AP

NO ONWARD CHAIN for this 3 bedroom semi-detached bay fronted property located on the desirable Croft's development. The property is ideally situated with easy access to local schools, shops and bus service. Arranged over 2 floors the property comprises enclosed storm porch, entrance hall, lounge/dining room, conservatory overlooking rear gardens, kitchen, G/F cloakroom, stairs to first floor leading to 3 bedrooms and shower room. Further benefits include double glazing, gas central heating, garage, off road parking and mature well stocked gardens. Early inspection recommended.

ENCLOSED STORM PORCH

UPVC door into storm porch with door into entrance hall.

ENTRANCE HALL

Carpeted flooring, radiator, cupboard under stairs, stair to first floor, door to cloak room, lounge/dining and kitchen.

CLOAKROOM

Comprising low level WC, wash hand basin, window to side aspect.

LOUNGE/ DINER

26' 10" x 10' 11" narrowing to 9' 11" (8.18m x 3.33m)
Carpeted flooring, double glazed bay window to front aspect, radiator in lounge and dining, matching wall and ceiling lights, feature brick fireplace with electric coal effect fire, double glazed patio doors into conservatory.

CONSERVATORY

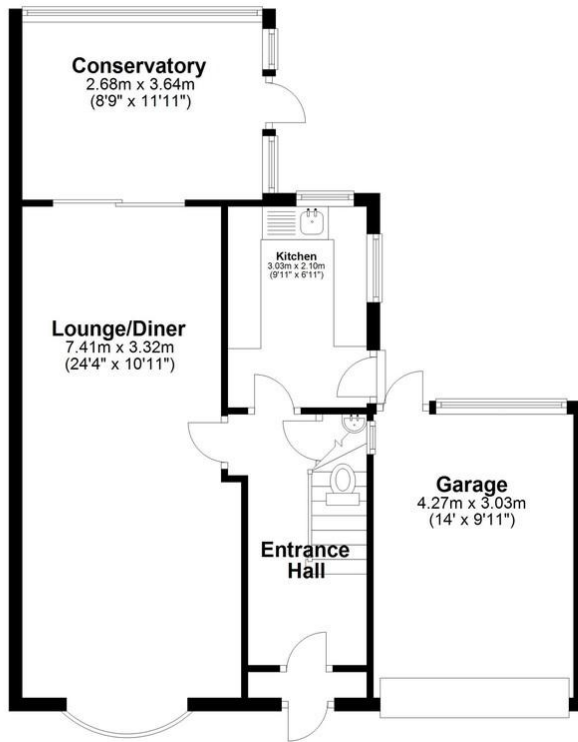
11' 10" x 8' (3.61m x 2.44m) laminate flooring, radiator, double doors to side aspect out to garden.

KITCHEN

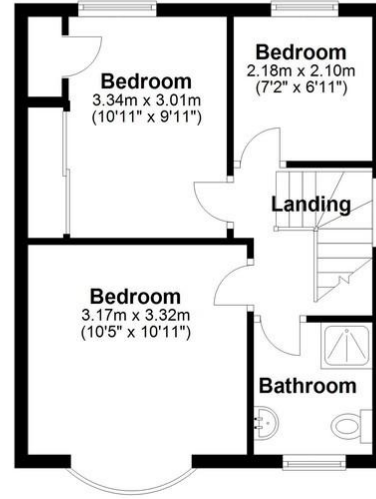
10' x 6' 11" (3.05m x 2.11m) Comprising eye level and matching base units with roll edge work tops, 4 ring electric hob, wall oven and grill, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, space for under counter fridge, double glazed window to rear and side aspect along with double glazed door to side aspect, vinyl floor covering.



Ground Floor
Approx. 62.4 sq. metres (671.6 sq. feet)



First Floor
Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 sq. feet)

STAIRS

Carpeted stairs and landing, loft hatch, double glazed window to side aspect, doors into bedrooms and shower room.

BEDROOM 1

13' 10" x 10' 11" (4.22m x 3.33m) Carpeted flooring, double glazed bay window to front aspect, radiator.

BEDROOM 2

10' x 8' (3.05m x 2.44m) Carpeted flooring, double glazed window to rear aspect, radiator, with views over rear garden, airing cupboard housing Viessman wall mounted gas boiler, 2 door built in wardrobe.

BEDROOM 3

7' x 6' 10" (2.13m x 2.08m) Carpeted flooring, double glazed window to rear aspect with views over rear garden, radiator.

SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle with shower off the mains, floor to ceiling tiled walls, double glazed window to front aspect, radiator, vinyl floor covering.

GA R A G E

14' x 8' (4.27m x 2.44m) Up & over roller door, power and lighting connected, double glazed window to rear aspect door to rear aspect.

OUTSIDE

Dwarf brick wall to front variety of shrubs inset in shingled front, driveway leading to garage. Rear garden step down to lawn area, patio, well stocked floor and shrub borders, fish pond, rear garden all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (C) £1,915.28

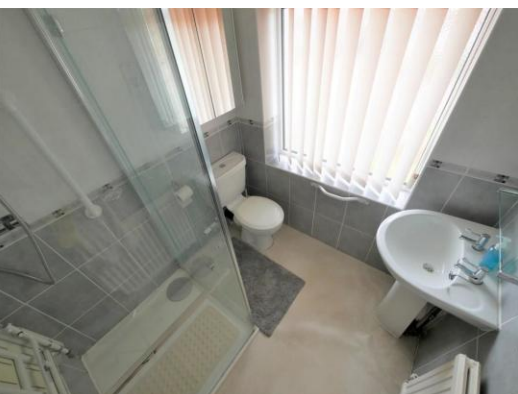
NEAREST SCHOOLS

Dale Hall CP school & Ormiston Endeavor Academy.

SERVICES

We understand all mains are connected.

Rosecroft Road IPSWICH IP1 6AP	Energy rating C	Valid until: 5 June 2033
		Certificate number: 1700-7367-0922-1203-3673



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