



Pearcroft Road, Ipswich, IP1 6PJ

Price £375,000 Freehold

**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Pearcroft Road, Ipswich, IP1 6PJ

We are delighted to be offering for sale this desirable 4 bedroom extended semi-detached family home located to the North West of Ipswich in the ever popular Crofts development. The property is within walking distance to local shops schools and bus service. Arranged over two floors comprising entrance hall, lounge, open plan modern fitted kitchen, dining area and snug room, utility room, G/F cloakroom, stairs leading to split landing with access to 4 bedrooms, family shower room and modernised wet room. Further benefits include double glazing throughout, gas central heating, integral garage, off road parking and established well maintained front and rear gardens. EARLY INSPECTION RECOMMENDED.

## ENTRANCE HALL

Door into entrance hall, radiator, carpeted flooring, stairs to first flooring, storage cupboard under stairs, door to lounge, and kitchen/dining.

## LOUNGE

16' x 11' (4.88m x 3.35m) Carpeted flooring, radiator, double glazed window to front aspect, gas fire.

## KITCHEN

18' 1" x 7' 5" (5.51m x 2.26m) Modern glossy fronted eye level and base units with work tops, integrated dish washer & fridge, one & half stainless steel sink & drainer with mixer tap, 4 ring gas hob with extractor over, electric oven and grill, double glazed window to rear aspect, laminate flooring, opening into dining area.

## DINING AREA

10' 1" x 8' 11" (3.07m x 2.72m) Laminate flooring, radiator, opening into snug.

## SNUG

8' 9" x 7' 1" (2.67m x 2.16m) Laminate flooring, double glazed patio doors to rear aspect.

## SIDE HALLWAY

Laminate flooring, door into storage cupboard and door into ground floor cloakroom, opening to utility area

## UTILITY AREA

7' 5" x 6' 3" (2.26m x 1.91m) Laminate flooring, radiator, worktop plumbing for washing machine, wall mounted Valliant gas boiler, space for American style fridge/freezer, double glazed door to rear garden.

## CLOAKROOM

Low level WC, wash hand basin, radiator, extractor fan, laminate flooring.

## STAIRS

Carpeted stairs and landing, split landing leading to bedrooms, bathroom and wet room.





Total Area: 138.3 m² ... 1489 ft²

#### BEDROOM 1

12' 10" max x 11' 1" max (3.91m x 3.38m) Carpeted flooring, radiator, double glazed window to front aspect.

#### BEDROOM 2

12' 1" x 9' 10" (3.68m x 3m) Carpeted flooring, radiator, airing cupboard housing hot water cylinder, double glazed window to rear aspect

#### BEDROOM 3

13' 7" x 7' 6" narrowing to 5.6 (4.14m x 2.29m) Carpeted flooring, double glazed dual aspect windows to front & rear, radiator, storage cupboard.

#### BEDROOM 4

8' 2" x 7' 5" (2.49m x 2.26m) Carpeted flooring, radiator, double glazed window to rear aspect.

#### SHOWER ROOM

Comprising low level WC, wash hand basin and shower cubicle, extractor fan, tile effect flooring, radiator.

#### WET ROOM

Low level WC, wash hand basin with storage under, shower, non slip flooring, chrome heated towel rail, double glazed window to front aspect.

#### INTERGRATED GARAGE

16' 7" x 8' 11" (5.05m x 2.72m) Access via side hallway, up and over roller door, power & lighting connected.

#### OUTSIDE

Block paving to front providing off road parking for 2 cars, up & over roller door to garage, flower border.

Rear garden is laid to artificial turf, great patio area for entertaining, deck at the bottom of the garden with summer house power connected, timber garden shed power connected, fish pond, gardens all enclosed by fencing.

#### COUNCIL TAX

Council tax band (C) £2,096.48

#### NEAREST SCHOOLS

Dale Hall CP school and Ormiston Endeavour Academy.

#### SERVICES

We understand all mains services are connected.

#### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

#### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

#### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Pearcroft Road IPSWICH IP1 6PJ	Energy rating	Valid until: 10 June 2035
	<b>D</b>	Certificate number: 2160-4706-5050-9101-9991



**VIEWING STRICTLY BY APPOINTMENT  
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