



Cromarty Road, Ipswich, IP4 3EU

Guide Price £295,000 Freehold



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SUMMARY

A superbly presented and thoughtfully remodelled, three bedroom semi-detached family home located to the favourite North-East of Ipswich, convenient to Northgate High School. The well proportioned accommodation has undergone many recent improvements including; replacement double glazed windows, modern boiler, contemporary fitted kitchen and utility room, stylish ground floor cloakroom and first floor bathroom. The accommodation comprises; entrance hall, kitchen, utility room, sitting room, dining room and cloakroom on the ground floor, with landing, three bedrooms and bathroom on the first floor. To the outside the frontage provides driveway off-road parking, whilst the attractive southerly facing rear garden has ample entertainment patio space, artificial lawn, sun-lounge decking area, and excellent, versatile timber framed games room and bar known as The Cromarty Arms with adjoining store. Early viewing is highly recommended.

SHELTERED ENTRANCE

Composite double glazed door to entrance hall.

ENTRANCE HALL

Double glazed window to front, radiator, built-in low level cupboards, BT Openreach point, stairs rising to first floor, wood effect flooring, doors to.

SITTING ROOM

13' 2" x 12' 10" approx. (4.01m x 3.91m) Double glazed French doors with matching side casements and opening windows to garden, vertical radiator, contemporary wall mounted electric fire, television point.

DINING ROOM

10' 6" x 9' 3" approx. (3.2m x 2.82m) Double glazed window to front, radiator, built-in cupboard, wood effect flooring, inset LED ceiling lights, arched opening through to kitchen.

KITCHEN

10' 6" x 10' approx. (3.2m x 3.05m) Double glazed windows to side and rear, radiator, a comprehensive range of contemporary base and eye level fitted cupboard and drawer units with integrated corner carousel system and matching cupboard concealing a modern wall mounted gas fired boiler, quartz effect work surfaces, inset one and a quarter bowl stainless steel sink drainer unit with mixer tap, patterned tile splash backs, space for dish-washer, space for dual fuel range cooker with extractor chimney over (range cooker negotiable), inset LED ceiling lights, door to utility room.

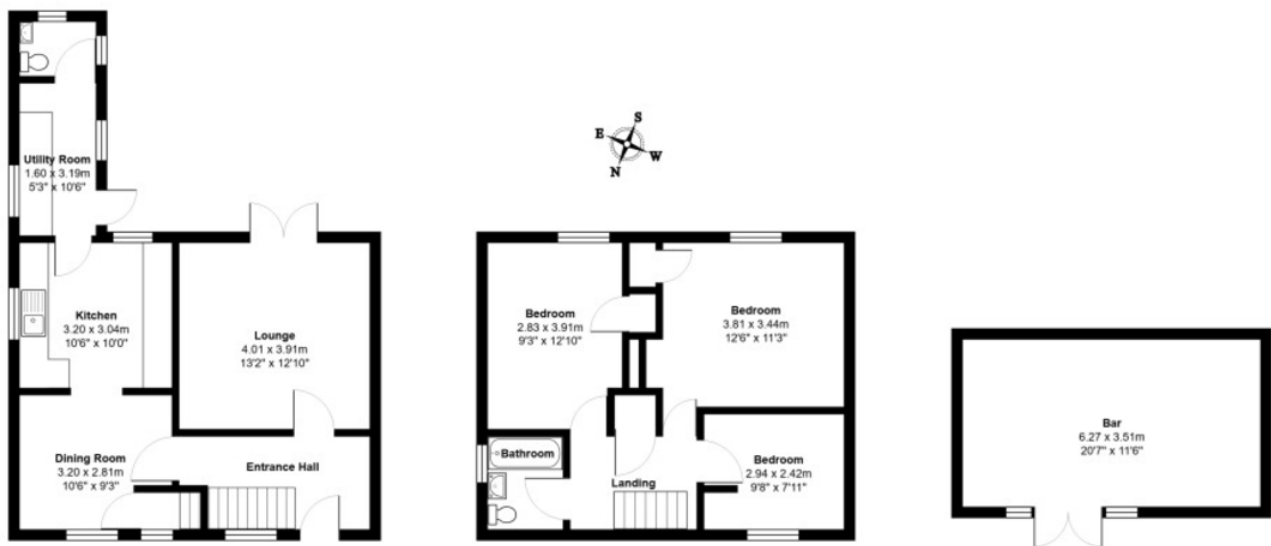
UTILITY ROOM

5' 3" x 10' 6" approx. (1.6m x 3.2m) Double glazed windows to sides, radiator, base level fitted cupboard, quartz effect work surface, spaces for washing-machine, tumble dryer and American style fridge Freezer, wood effect flooring, door to cloakroom, double glazed door to garden.

CLOAKROOM

Obscure double glazed windows to side and rear, mounted hand-wash basin with mixer tap and cupboard under, low level WC with concealed cistern, pattern tile splash backs, wood effect flooring, inset LED ceiling lights.





Total Area: 118.9 m² ... 1280 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to front, loft access, built-in cupboard housing hot water tank, doors to.

BEDROOM ONE

12' 6" x 11' 3" approx. plus recess. (3.81m x 3.43m) Double glazed window to rear, radiator, built-in cupboard with clothes rail.

BEDROOM TWO

9' 3" x 12' 10" approx. (2.82m x 3.91m) Double glazed window to rear, radiator, built-in cupboard with clothes rail, wood effect flooring.

BEDROOM THREE

9' 8" x 7' 11" max. approx. including cupboard recess. (2.95m x 2.41m) Double glazed window to rear, radiator, cupboard recess over stairwell encasement, wood effect flooring.

BATHROOM

Obscure double glazed window to side, heated towel rail, stylish suite consisting of a panel bath with mixer tap, electric shower and side screen, low level WC with concealed cistern, mounted moulded hand-wash basin with mixer tap, cupboard under and vanity side surface, plain and pattern tiled splash backs, slate effect tiled floor, inset LED ceiling lights, extractor fan.

OUTSIDE

The frontage provides a brick paved driveway for off-road parking, whilst the attractive southerly facing rear garden has ample entertainment patio space, artificial lawn, sun-lounge decking area, raised and retained bed stocked with palm tree, mains power sockets, external lighting, and gated side pedestrian access to an enclosed side area with tap and gated access to the front. There is a substantial timber framed, insulated,

wooden clad and internally boarded games room and bar known as The Cromarty Arms with mains power and lighting, front downlighters, and adjoining store to side.

THE CROMARTY ARMS GAMES ROOM & BAR

20' 7" x 11' 6" approx. (6.27m x 3.51m) Timber framed, insulated and wooden clad with double glazed French door entry and matching side casements, wall mounted electric panel heater, fitted bar and shelving, inset LED ceiling lights, wood effect flooring. A versatile space which is suitable for a number of alternative uses such as work from home office, studio, gym or workshop.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,753.15 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Rushmere Hall Primary and Northgate High Secondary.

DIRECTIONS

Heading in an easterly direction along Colchester Road/A1214 towards Rushmere Road, turn left onto Renfrew Road, turn left onto Cromarty Road, the property is found on the left hand side.

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>

AGENTS 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.

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)			
Cromarty Road IPSWICH IP4 3EU	Energy rating	Valid until:	28 January 2035
	C	Certificate number:	0920-2194-0087-1006-1593
Property type	Semi-detached house		
Total floor area	97 square metres		



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.