



Larchcroft Road, Ipswich, Suffolk, IP1 6PE

Guide Price £375,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Larchcroft Road, Ipswich, Suffolk, IP1 6PE

SUMMARY

An exceptional, three/four bedroom detached family home, extensively extended and significantly improved to an excellent standard throughout, located within a desirable road on the favourite upper tier of the Crofts, off Henley Road, to the North West of Ipswich. The stylish and well proportioned accommodation comprises; entrance lobby, sitting room, striking contemporary lounge-kitchen-diner with island breakfast bar and bi-fold doors to garden, playroom/fourth bedroom with en-suite cloakroom on the ground floor and landing, three bedrooms and bathroom on the first floor. To the outside front there is ample off-road on a brick paved driveway whilst to the rear there is a good-sized established garden with elevated limestone paved entertainment patio enjoying an open outlook. Early viewing to fully appreciate the size and quality of accommodation on offer is highly recommended.



DOUBLE GLAZED DOOR TO ENCLOSED LOBBY

wall mounted electric radiator, double glazed eye level window to front, LED spot lights, engineered wood flooring, inset mat-well, glass panelled door to sitting room.

SITTING ROOM

15' 11" max. x 17' 4" approx. (4.85m x 5.28m) Double glazed window to front, two radiators, television point, stairs with spindle riled bannister rising to first floor, engineered wood flooring, folding glass panelled doors to lounge-kitchen-diner.



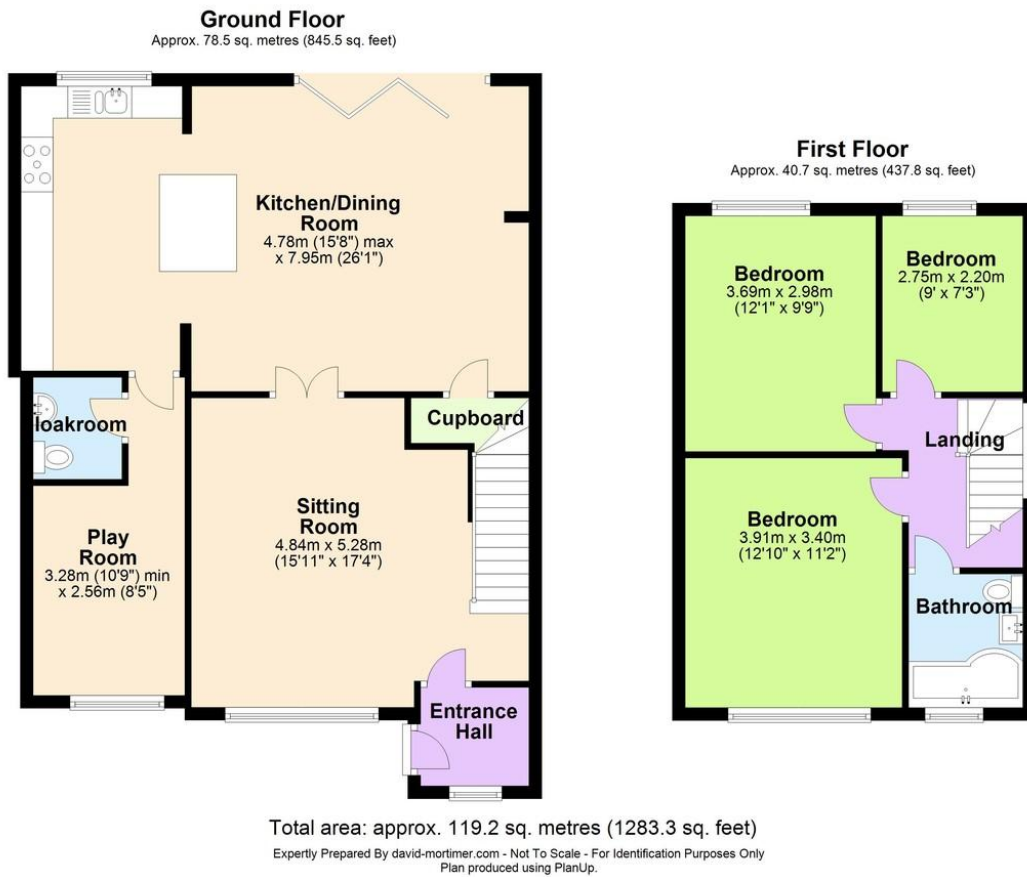
LOUNGE-KITCHEN-DINER

15' 8" max. x 26' 1" approx. (4.78m x 7.95m) Double glazed window to rear, double glazed bi-fold doors to garden, part vaulted ceiling with twin double glazed roof windows, under floor heating, a contemporary range of white gloss fronted soft close fitted cupboard and drawer units with quartz worktops and uprights, matching island breakfast bar with dark grey soft close drawer units under and pop-up power point, built-in NEFF double oven and grill with microwave function, inset NEFF electric induction hob with extractor over, integrated fridge-freezer, dishwasher, wine fridge and washing machine, under mounted one and a half bowl stainless steel sink with mixer tap and milled worktop drainer to side, television point, built-in walk-in cupboard with shelving and modern wall mounted gas fired combination boiler, porcelain tiled floor LED spot lighting and three drop down pendant lights, door to playroom/bedroom four and cloakroom..

PLAYROOM/FOURTH BEDROOM

10' 9" min. x 8' 5" approx. (3.28m x 2.57m) Double glazed window to front, radiator, ash wood effect flooring, door to cloakroom.





CLOAKROOM

Low level WC with concealed cistern, mounted hand wash basin with mixer tap and cupboard under, metro style tiled splash backs, slate effect tiled flooring, extractor fan.

STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, loft access, panelled doors to.

BEDROOM ONE

12' 10" x 11' 2" approx. (3.91m x 3.4m) Double glazed window to front, radiator, engineered wood flooring.

BEDROOM TWO

12' 1" x 9' 9" approx. (3.68m x 2.97m) Double glazed window to rear, radiator, wood effect flooring.

BEDROOM THREE

9' x 7' 3" approx. (2.74m x 2.21m) Double glazed window to rear, radiator, wood effect flooring.

BATHROOM

Obscured double glazed window to front, classic style chrome heated towel rail with central radiator, shaped shower bath with side screen, mixer tap and shower attachment and separate thermostatic shower with fixed shower head, mounted hand wash basin with mixer tap and drawer unit under, low level WC, tiled splash backs, wood effect tiled flooring, spot lighting, extractor fan.

OUTSIDE FRONT

Ample off road parking on brick paved driveway, EV charging point, gated side pedestrian access to rear garden.

OUTSIDE REAR

Mainly laid to established lawn secluded by trees to side and rear, elevated black limestone tiered entertainment patio with steps down, wood panelled shed, external tap and lighting.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,358.54 PA (2025-2026)

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary, Ormiston Endeavour secondary, and Ipswich Independent School.

DIRECTIONS

Leaving Ipswich town centre and head East on Crown Street/A1156 towards Fonnereau Road, turn left onto Fonnereau Road, turn right onto Henley Road, turn left onto Larchcroft Road, the destination will be on the right.

BROADBAND AND 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>

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)

Larchcroft Road IPSWICH IP1 6PE	Energy rating D	Valid until: 15 July 2029
Property type Detached house		Certificate number: 8411-7223-0010-0065-4996
Total floor area 119 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



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

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