



Rosecroft Road, Ipswich, IP1 6AP

Price £285,000 Freehold

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# Rosecroft Road, Ipswich, IP1 6AP

Located on the desirable Crofts development within walking distance to local schools, shops and bus service. This double bay semi-detached family home benefits from double glazing throughout, gas central heating, single garage with off road parking for 2 - 3 cars and established rear gardens. The property is arranged over two floors comprising entrance hall, lounge, dining, kitchen, stairs rising to first floor leading to three bedrooms and family bathroom. Don't miss out on the opportunity to purchase this family home.

## ENTRANCE HALL

UPVC door into entrance hall, laminate flooring, radiator, stairs to first floor, storage cupboard under stairs, doors to lounge, dining and kitchen.

## LOUNGE

11' x 10' 8" (3.35m x 3.25m) Laminate flooring, double glazed bay window to front aspect, radiator.

## DINING ROOM

13' x 10' (3.96m x 3.05m) Laminate flooring, radiator, double glazed French doors to rear aspect.

## KITCHEN

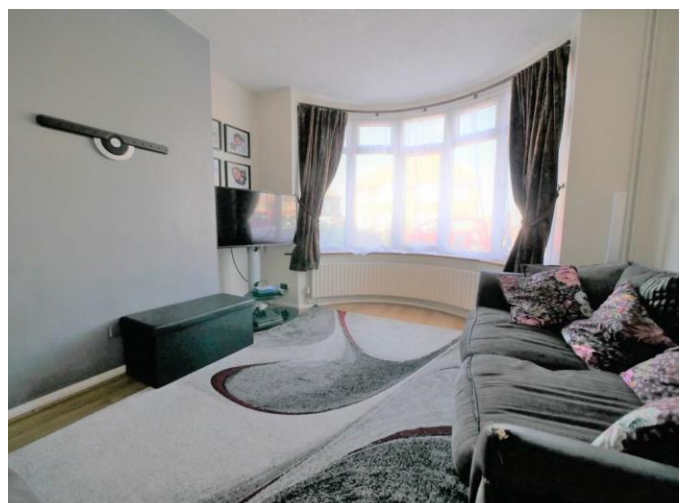
9' 10" x 6' 11" (3m x 2.11m) Comprising eye level with matching base units roll edge work tops, 4 ring electric hob with extractor over, electric oven, stainless steel sink unit with hot & cold mixer tap, plumbing for washing machine, space for fridge/freezer, tiled flooring, double glazed window to side and rear aspect, double glazed door leading to rear garden.

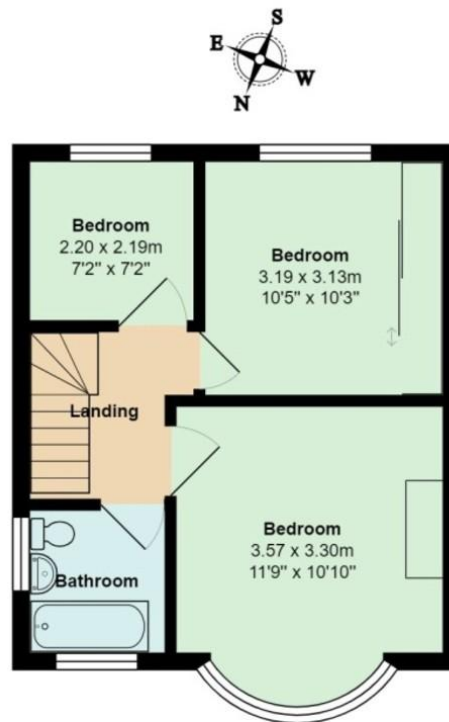
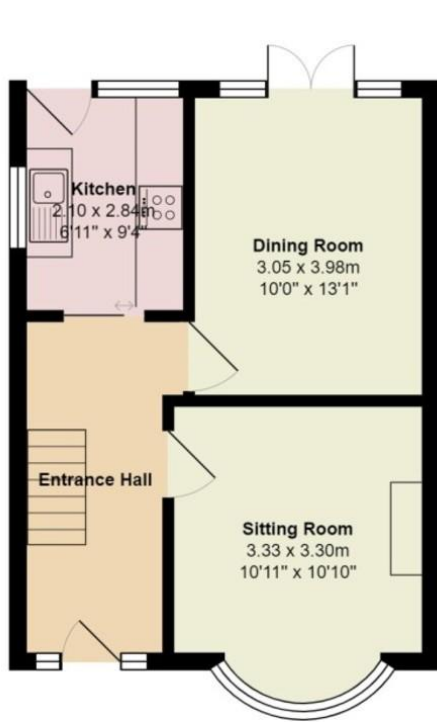
## STAIRS

Carpeted stairs and landing, double glazed window to side aspect at top of landing, loft hatch, doors to bedrooms and bathroom.

## BEDROOM 1

10' 8" x 9' 10" (3.25m x 3m) Carpeted flooring, double glazed bay window to front aspect, radiator, open plan wardrobe with hanging in recess area's.





### **BEDROOM 2**

10' 4" x 8' 1" (3.15m x 2.46m) Carpeted flooring, double glazed window to rear aspect, radiator, built in wardrobes with wall mounted Potterton gas combination boiler.

### **BEDROOM 3**

7' 3" x 6' 11" (2.21m x 2.11m) Carpeted flooring, double glazed window to rear aspect, radiator.

### **BATHROOM**

6' 1" x 5' 10" (1.85m x 1.78m) comprising low level WC, wash hand basin and bath with mixer shower attachment, floor to ceiling ceramic tiles, ceramic tiled flooring, chrome heated towel rail, double glazed window to front aspect, extractor fan.

### **GARAGE**

16' 11" x 8' 3" (5.16m x 2.51m) Up & over roller door, power & lighting connected, rear door and window.

### **OUTSIDE**

Block paved off road parking for 2 - 3 cars to front, access to garage, rear garden is mainly laid to lawn, patio area for entertaining, all enclosed by fencing.

### **COUNCIL TAX**

Council Tax Band (C) £2,003.60

### **NEAREST SCHOOLS**

Dale Hall CP school, Ormiston Endeavour Academy.

### **SERVICES**

We understand all mains services are connected.

### **Consumer Protection Regulations 2008**

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Rosecroft Road IPSWICH IP1 6AP	Energy rating <b>C</b>	Valid until: 4 September 2034
		Certificate number: 2160-7701-9040-9103-5905



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