



Palmcroft Close, Ipswich, IP1 6RB

Guide Price £300,000 Freehold



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SUMMARY

CHAIN FREE - An extended and well presented three bedroom semi-detached family home of good proportions, located on a desirable close within the highly sought upper tier of the Crofts to the popular North West of Ipswich. The accommodation briefly comprises; sheltered storm porch, entrance hall, sitting and dining room and kitchen opening into dining/family room on the ground floor, with landing, three bedrooms and bathroom on the first floor. To the outside there is ample driveway parking to the front with access to an attached garage, whilst to the rear there is an established garden mainly laid to mature lawn with elevated and sheltered decking area, and entertainment patio. Further benefits include; gas fired central heating, double glazing, and internal access to the attached garage from the dining/family room. Early viewing is highly recommended.



SHELTERED ENTRANCE

Double glazed door with full height side casement to entrance hall, quarry tiled threshold.

ENTRANCE HALL

Radiator, inset mat-well, under stairs cupboard with window to side, stairs with part panelled feature wall rising to first floor, wood effect Karndean flooring, doors to.

SITTING & DINING ROOM

Double glazed windows to front and rear, two radiators, electric fire set in fireplace with surround, hearth, and mantle, television point, Virgin broadband point,



KITCHEN

Double glazed window to rear, chrome radiator, a range of base and eye level wood effect fitted cupboard and drawer units with granite effect work surfaces, inset stainless steel sink drainer unit with mixer tap, electric oven and hob with extractor over, tiled splash backs, recess for fridge-freezer, space for washing-machine, slate effect Karndean flooring, opening through to dining/family room.

DINING/ FAMILY ROOM

Double glazed windows to side and rear, double glazed door to garden, two radiators, base and eye level wood effect fitted cupboard and drawer units, granite effect work surface, door to garage, television point, wood effect Karndean flooring.





Total Area: 112.5 m² ... 1211 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, loft access hatch to fully boarded loft space with light, over stairs cupboard, modern wall mounted gas fired combination boiler, doors to.

BEDROOM ONE

Double glazed window to rear, radiator.

BEDROOM TWO

Double glazed window to front, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

BATHROOM

Obscured double glazed window to side, chrome heated towel rail, shaped shower bath with thermostatic shower and curved side screen, low level WC with concealed cistern and mounted hand wash-basin with cupboard under and vanity surface to side, tiled walls, stone tile effect Karndean floor, extractor fan.

OUTSIDE

To the outside there is ample driveway parking to the front with access to an attached garage, whilst to the rear there is an established garden mainly laid to mature lawn with

elevated and sheltered decking area, and entertainment patio. The rear garden backs onto a school playing field and is enclosed by fencing and conifers.

ATTACHED GARAGE

Up and over entry door, main power and lighting, natural wood base and eye level cupboards with worktop, concrete floor.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,003.60 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Castle hill Primary and Ormiston Endeavour Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading in a Northerly direction along Henley Road, cross the traffic lights intersecting at Valley Road and continue along Henley Road, turn left onto Dales Road, turn right onto Dale Hall Lane, at the roundabout take the second exit onto Congreve Road, at the roundabout take the second exit and continue along Congreve Road, take the first left hand turn onto Palmcroft Road, take the left hand fork in the road onto Palmcroft Close. The property is found on the left hand-side.

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)

Palmcroft Close IPSWICH IP1 6RB	Energy rating D	Valid until: 23 September 2034
		Certificate number: 1417-S154-6002-0021-9906
Property type	Semi-detached house	
Total floor area	98 square metres	



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

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