



Larchcroft Road, Ipswich, IP1 6PQ

Offers In Excess Of £275,000 Freehold



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



# Larchcroft Road, Ipswich, IP1 6PQ

## SUMMARY

CHAIN FREE - A three double bedroom detached family home, located in the desirable upper tier of the Crofts off Henley Road, to the prime residential North-West of Ipswich. The accommodation, which offers potential scope for improvement and would benefit from modernisation, briefly comprises; enclosed porch, entrance hall, kitchen-breakfast room, sitting room, dining room and cloakroom on the ground floor, with landing, three double bedrooms and shower room on the first floor. To the outside there is a generous frontage providing ample off-road parking and access to an attached garage, whilst to the rear, there is a good-sized South facing garden with patio and open outlook. Further benefits include gas fired central heating and predominant double glazing; the property is of flat roof construction. Early viewing is highly advised

## DOUBLE GLAZED DOOR TO

## ENCLOSED SIDE PORCH

Radiator, understairs storage cupboard, stairs rising to first floor, doors to.

## KITCHEN-BREAKFAST ROOM

8' 9" x 12' 10" approx. (2.67m x 3.91m) Double glazed window to front, radiator, base and eye level cupboard and drawer fitted units, granite effect rolled edge work surfaces, inset stainless steel sink drainer unit with mixer tap, tiled splash backs, space for cooker, under counter spaces for washing machine and tumble dryer, recess for fridge-freezer, two built-in pantry cupboards (one with window to side), wall mounted gas fired boiler, tiled floor.

## SITTING ROOM

18' 5" x 12' 1" approx. (5.61m x 3.68m) Double glazed window to rear, radiator, enclosed coal effect gas fire, television point, double glazed patio style door opening to rear garden.

## CLOAKROOM

Obscure double glazed window to rear, wall mounted hand-wash basin, close coupled WC, tiled walls and floor.

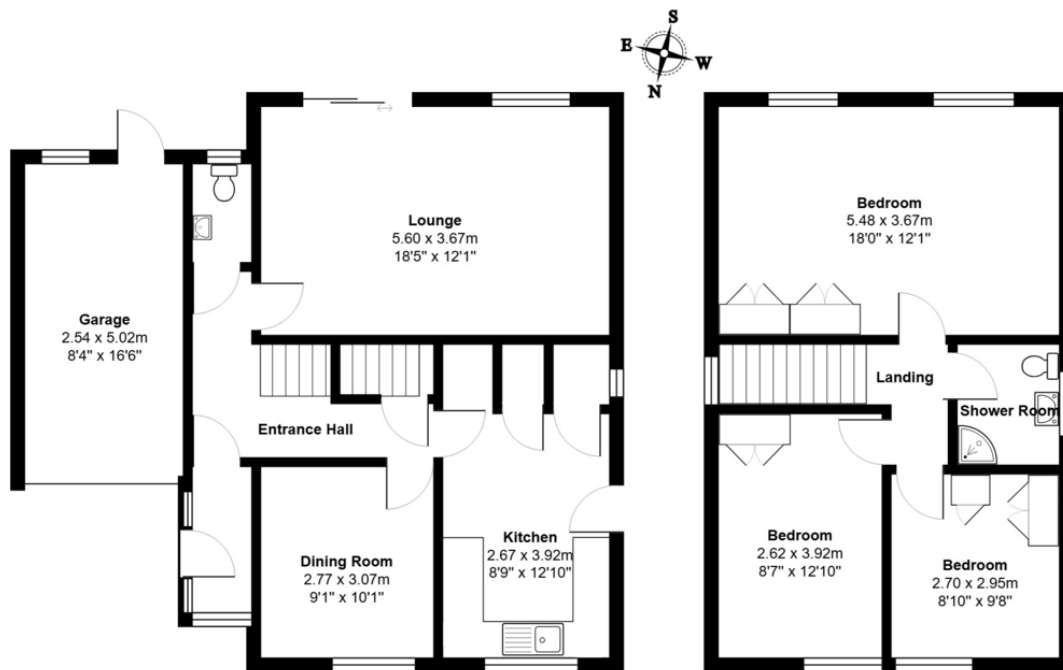
## STAIRS RISING TO FIRST FLOOR

Obscure tall double glazed window to side over stairwell, doors to.

## BEDROOM ONE

18' x 12' 1" max. approx. (5.49m x 3.68m) Two double glazed windows to rear, radiator, built-in double wardrobes.





Total Area: 119.9 m<sup>2</sup> ... 1291 ft<sup>2</sup>

#### **BEDROOM TWO**

8' 7" x 12' 10" approx. (2.62m x 3.91m) Double glazed window to front, radiator, built-in wardrobe.

#### **BEDROOM THREE**

8' 10" x 9' 8" approx. (2.69m x 2.95m) Double glazed window to front, radiator, built-in cupboard with chrome heated towel rail, built-in wardrobe, overhead storage cupboards.

#### **SHOWER ROOM**

Two obscure double glazed windows to side, radiator, shower cubicle with electric shower, pedestal hand-wash basin with mixer tap, low level WC, extractor fan, tiled walls and floor.

#### **OUTSIDE**

To the outside there is a generous concrete and paved frontage providing ample off-road parking and access to an attached garage. Gated side pedestrian access reveals the good-sized Southerly facing established rear garden with open outlook which is predominantly laid to mature lawn and patio, there is a wooden shed, greenhouse and double glazed personal door to the garage.

#### **ATTACHED GARAGE**

8' 4" x 6' 6" approx. (2.54m x 1.98m) Remotely operated electric up and over entry door (mechanism may require repair), electric and gas meters, mains power and lighting, double glazed window and personal opening door to rear garden.

#### **IPSWICH BOROUGH COUNCIL**

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

#### **NEAREST SCHOOLS (.GOV ONLINE)**

Dale Hall primary and Ormiston Endeavour secondary.

#### **DIRECTIONS**

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

#### **BROADBAND & MOBILE PHONE COVERAGE**

##### **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>

#### **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.

### 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 6PQ	Energy rating <b>C</b>	Valid until: 23 March 2035
Property type		Detached house
Total floor area		102 square metres



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

01473 289333  
[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)

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