



Hazelfcroft Road, Ipswich, IP1 6AW

Guide Price £275,000 Freehold

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# Hazelcroft Road, Ipswich, IP1 6AW

## SUMMARY

CHAIN FREE - A well appointed, three bedroom semi-detached family home, with ample parking and a Southerly facing garden, located on a favourite road to the North West of Ipswich, within the desirable Crofts development. The accommodation comprises; storm porch, entrance hall, lounge-diner, and modern fitted kitchen on the ground floor, with landing, three bedrooms and bathroom on the first floor. To the outside there is ample off-road parking and access to the partly converted garage which has been repurposed to offer a utility and separate storage area, whilst to the rear, there is an established, Southerly facing garden. Further benefits include; gas central heating and predominant double glazing. Early viewing is highly recommended.

## STORM PORCH

Tiled threshold, double glazed door with top-half side casement to entrance hall.

## ENTRANCE HALL

Radiator, stairs with traditional style spindle railed banister rising to first-floor, under stairs cupboard with window to side, wood laminate flooring, doors to.

## KITCHEN

7' x 10' approx. (2.13m x 3.05m) Double glazed windows to side and rear, radiator, a range of contemporary gloss fronted cupboard and drawer fitted units with granite effect work surfaces, inset stainless steel sink-drainer unit with mixer tap, tiled splash backs, built-in electric oven and grill, inset gas hob with extractor chimney over, under counter integrated fridge and freezer, integrated dish-washer, inset LED ceiling lights, slate effect laminate flooring, double glazed door to garden.

## LOUNGE-DINER

11' narrowing to 9' 11" x 23' 11" plus bay. approx. (3.35m x 7.29m) Dining Area 9' 11" x 13' 3" approx.

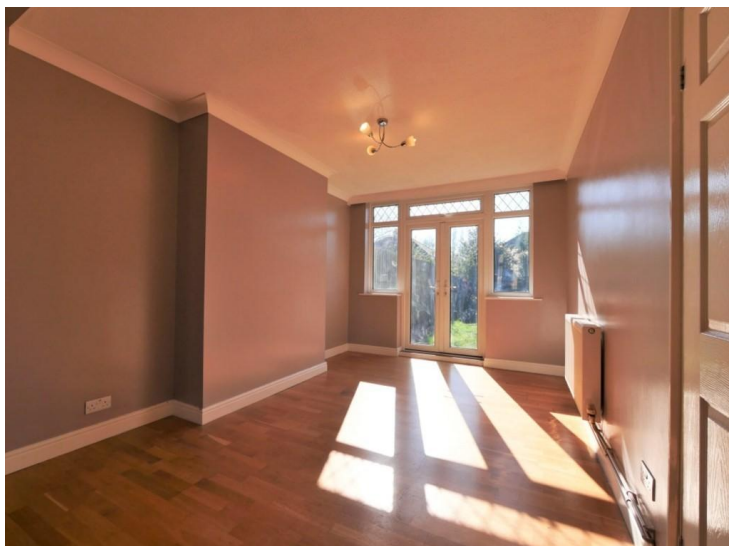
Lounge Area 11' x 10' 8" plus bay. approx.

Double glazed bay window to front, two radiators, television point, Virgin broadband point, wood laminate flooring, double glazed French doors to garden.

## STAIRS RISING TO FIRST FLOOR

## LANDING

Obscure double glazed window to side, loft access, doors to.







### BEDROOM ONE

10' 11" max. x 10' 8" plus bay approx. (3.33m x 3.25m) Double glazed bay window to front, radiator, built-in airing cupboard, wardrobe and vanity unit into alcoves, overhead storage cupboards, Virgin broadband point.

### BEDROOM TWO

9' 11" x 10' 5" approx. (3.02m x 3.18m) Double glazed window to rear, radiator, built-in cupboard to alcove housing wall mounted gas fired boiler.

### BEDROOM THREE

7' x 7' 2" approx. (2.13m x 2.18m) Double glazed window to rear, radiator.

### BATHROOM

Obscure double glazed window to front, chrome heated towel rail, Panelled bath with mixer tap and shower attachment, pedestal hand-wash basin, close coupled WC, fully tiled walls, tile effect flooring, extractor fan.

### OUTSIDE

The frontage offers a paved driveway providing off-road parking and access to the front part of the garage, to the side there is an area laid to lawn and pathway, there is a wall to the front boundary, and wall and chain link fencing to the sides boundaries. The Southerly rear facing established rear garden is of a decent size, is predominantly laid to lawn and is stocked with a variety of mature trees and shrubs. Enclosed by fencing,

there is a wood panelled shed, path leading front to rear, external tap, and access to the rear of the garage which has been repurposed as a utility room.

### GARAGE

Partly converted with up and over entry door to a storage area measuring approximately 7' 11" x 7' approx. with a door to a utility area which measures approximately 7' 11" x 9' 4" approx. The utility area has mains power and lighting, and is fitted with an eye level cupboard unit and stone effect work surface with under counter spaces for a washing-machine and tumble dryer, there is a window to the rear aspect and a door opening into the garden.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

### NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary and Ormiston Endeavour secondary.

### DIRECTIONS

Leaving Ipswich town centre, head west on Crown St/A1156, turn right onto High St, turn left onto Fonnereau Rd, turn right onto Henley Rd, turn left onto Valley Rd/A1214, turn right onto Dale Hall Ln, at the roundabout, take the 1st exit onto Larchcroft Rd, turn right onto Hazeltcroft Rd, the destination will be on the right.

## 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>

## 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)

Hazelcroft Road IPSWICH IP1 6AW	Energy rating <b>D</b>	Valid until: 16 September 2030 Certificate number: 8420-6021-8530-0074-1296
Property type	Semi-detached house	
Total floor area	78 square metres	



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

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