

Cedarcroft Road, Ipswich, IP1 6BP

Guide Price £275,000 Freehold



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SUMMARY

CHAIN FREE - A superbly remodelled and thoroughly modernised three bedroom semi-detached family home, favourably positioned on a corner plot with wrap around gardens and driveway parking, located to the popular North West of Ipswich. The much improved accommodation comprises; good-sized entrance lobby, entrance hall, striking kitchen-diner with integrated appliances, sitting room and cloakroom on the ground floor with landing, three bedrooms and excellent shower room with walk-in double shower on the first floor. To the outside there is attractive multi textured landscaping and a brick paved driveway frontage with EV charger, the garden then wraps around to the side and South facing rear with gated access separating a private inner garden area mainly laid to lawn with porcelain entertainment patio. The outer most garden land is currently being cleared, levelled and wood-chipped to provide further low maintenance outdoor space. Early viewing is highly advised.

DOUBLE GLAZED DOOR TO

ENCLOSED LOBBY

Vinyl flooring, inset ceiling lights, double glazed door to entrance hall.

ENTRANCE HALL

Double glazed window to front, radiator, BT Openreach point, Stairs with LED lit treads rising to first floor, slate tile feature surface with understairs pull out storage systems, porcelain tiled floor, openings to.

KITCHEN-DINER

Kitchen Area - 8' 6" x 9' 0" approx. (2.59m x 2.74m)

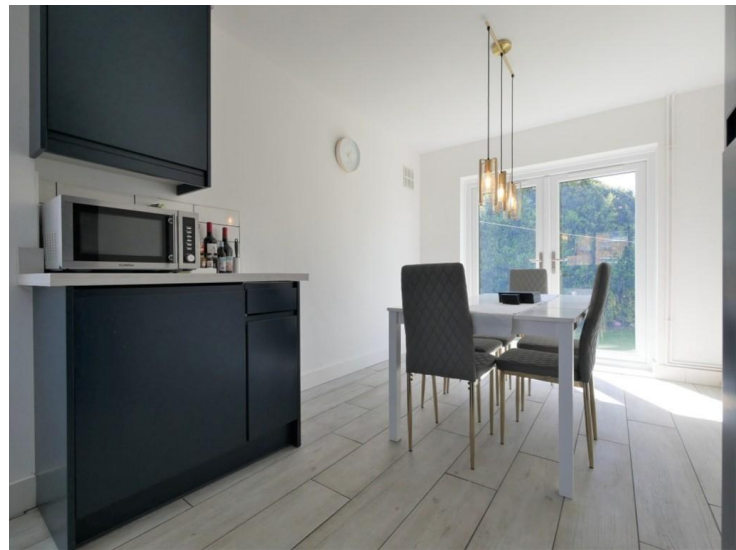
Double glazed window to front, a contemporary range of base and eye level fitted cupboard and drawer units with light wood effect work surfaces, matching cupboard concealing modern wall mounted gas fired boiler, inset sink drainer unit with mixer tap, tiled splash backs, built-in electric oven and grill, inset gas hob with extractor over, integrated dish-washer, double glazed side door garden, inset ceiling lights, wood effect tiled.

Dining Area - 8'1 1" x 12' 1" approx. (2.72m x 3.68m)

Radiator, integrated fridge-freezer, base and eye level fitted cupboards with light wood effect work surface, integrated washing machine, tiled splash back, wood effect tiled floor, double glazed French doors to garden, door to cloakroom.

SITTING ROOM

11' 11" x 12' 1" approx. (3.63m x 3.68m) Double glazed window to rear, vertical radiator, shelved alcove, shelved feature chimney recess, inset ceiling lights.





Total Area: 89.8 m² ... 966 ft²

CLOAKROOM

Radiator, wall mounted hand-wash basin with mixer tap, low level WC with concealed cistern, wood effect tiled floor, tiled splash backs, inset ceiling lights, extractor fan.

STAIRS WITH LED LIT TREADS RISING TO FIRST FLOOR

LANDING

Loft access, doors to.

BEDROOM ONE

12' 1" x 12' 1" approx. (3.68m x 3.68m) Double glazed window to rear, radiator, clothes hanging rails fitted into alcoves.

BEDROOM TWO

8' 11" x 12' 1" approx. (2.72m x 3.68m) Double glazed window to rear, radiator, wood effect flooring.

BEDROOM THREE

8' 11" narrowing to 5' 3" x 9' narrowing to 5' 8" (2.72m x 2.74m) 'L' shaped. Double glazed window to front, radiator, wood effect flooring.

SHOWER ROOM

Obscure double glazed window to front, column style radiator, walk-in double shower with thermostatic fixed head shower and separate rinser, low level WC with concealed cistern and wooden vanity surface atop with full width inset mirror and LED down lights, mounted hand-wash basin with mixer tap and cupboard under, herringbone tiled splash back, honeycomb tiled floor, inset ceiling lights, extractor fan.

OUTSIDE

Positioned on a corner plot, to the outside there is attractive multi textured landscaping consisting of retaining timber, stone aggregate, pathways, and a brick paved driveway frontage with EV charger. The garden then wraps around to the side and South facing rear with gated access separating a private inner garden area mainly laid to lawn with porcelain entertainment patio, external tap and light. The outer most garden land is currently being cleared, levelled and wood-chipped to provide further low maintenance outdoor space.

IPSWICH BOROUGH COUNCIL

Tax band B - Approximately £1,834.42 PA (2025-2026).

NEAREST SCHOOL (.GOV ONLINE)

Castle Hill primary and Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre, head South-West on Crown St/A1156 towards High St, go through 1 roundabout, at the roundabout, take the 2nd exit onto Chevallier St/Norwich Rd/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Rd/A1156, turn right onto Ashcroft Rd, turn left onto Beechcroft Rd, continue straight to stay on Beechcroft Rd, turn right onto Cedarcroft 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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

Cedarcroft Road IPSWICH IP1 6BP	Energy rating D	Valid until: 14 May 2035
		Certificate number: 0950-1209-3505-4409-1300
Property type		Semi-detached house
Total floor area		86 square metres



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

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