



Beechcroft Road, Ipswich, IP1 6BD

Guide Price £295,000 Freehold



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SUMMARY

CHAIN FREE - A three double bedroom semi-detached family home of extended proportions, favourably located in the desirable "Crofts" development to the popular North West of Ipswich. The accommodation has recently undergone significant improvement and briefly comprises; enclosed porch, entrance hall, sitting room, lounge-diner and kitchen on the ground floor, with landing, three bedrooms, modernised bathroom and separate WC on the first floor, the two storey rear extension results in additional proportions to the kitchen and third bedroom. To the outside the frontage provides an area laid to lawn and driveway off-road parking with double gated access to a detached garage with up and over entry door, mains power and lighting, whilst the established rear garden is mainly laid to mature lawn with paved entertainment patio, wooden shed, greenhouse and WC outhouse. Further benefits include predominant double glazing, newly installed gas fired central heating system via a brand new combination boiler, full rewire with required certification, mains wired smoke detectors, cavity wall insulation and fresh décor throughout. This rarely available excellent family home offers a unique and predominantly finished opportunity for the new owners to complete its spacious finish to their desired style and enjoy it for further generations to come. Early viewing to fully appreciate is highly recommended.

DOUBLE GLAZED DOUBLE DOORS TO

ENCLOSED ENTRANCE PORCH

Tiled threshold, door to entrance hall.

ENTRANCE HALL

Radiator, cupboard under stairs housing newly installed gas fired combination boiler, stairs rising to first floor, doors to.

SITTING ROOM

11' 11" x 14' 10" approx. (3.63m x 4.52m) Double glazed bay window to front, radiator, television point.

LOUNGE-DINER

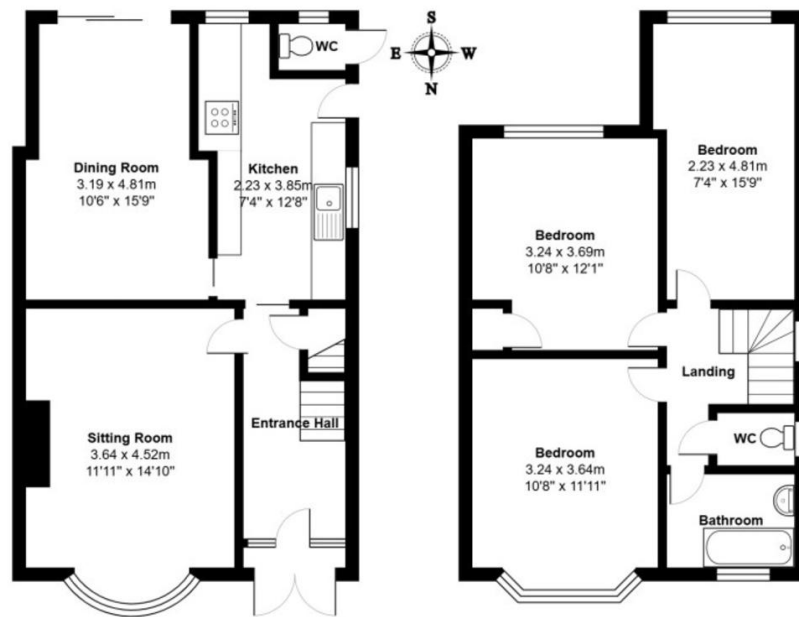
10' 6" x 15' 9" approx. (3.2m x 4.8m) Radiator, double glazed patio style doors opening to garden.

KITCHEN

7' 4" x 12' 8" approx. (2.24m x 3.86m) Double glazed windows to side and rear, door to garden, radiator, a range of base and eye level fitted cupboard and drawer units with fitted work surfaces, inset stainless steel sink drainer unit with mixer tap, built-in double oven and grill, gas hob with extractor fan over, tiled splash backs, tile effect flooring, inset LED ceiling lights.

STAIRS RISING TO FIRST FLOOR





Total Area: 101.1 m² ... 1089 ft²

LANDING

Obscured double glazed window to side, drop down ladder to part boarded loft space with light, doors to.

BEDROOM ONE

10' 8" x 11' 11" approx. (3.25m x 3.63m) Double glazed bay window to front, radiator, exposed floorboards, a range of fitted bedroom furniture.

BEDROOM TWO

10' 8" x 12' 1" approx. (3.25m x 3.68m) Double glazed window to rear, radiator, built-in cupboard, exposed floorboards.

BEDROOM THREE

7' 4" x 15' 9" approx. (2.24m x 4.8m) Double glazed window to rear, radiator, exposed floorboards.

BATHROOM

Obscured double glazed window to front, radiator, newly fitted two-piece suite consisting of a panelled bath with thermostatic fixed head shower and separate rinser, pedestal hand wash-basin, marble effect splash back board, inset LED ceiling lights.

SEPARATE WC

Obscured double glazed window to side, newly fitted low level WC, marble effect splash back board, inset LED ceiling lights.

OUTSIDE

The frontage provides an area laid to lawn and side driveway providing off-road parking with double gated access to a detached garage with up and over entry door, mains power and lighting, whilst the established South East facing rear garden is mainly laid to

mature lawn with paved patio, raised pond and various raised flower beds, exposed border flower beds, wooden shed with mains power and lighting, greenhouse and external tap. There is a personal door to the garage and a door accessing a brick built WC outhouse.

DETACHED GARAGE

18' 11" x 8' 3" approx. (5.77m x 2.51m) Up and over entry door, window to rear, personal door to garden, mains power and lighting.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

St Pancras Catholic primary and Ormiston Endeavour Academy secondary.

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 and continue along Congreve Road, at the roundabout take the first exit onto Fircroft Road, at the junction turn right onto Elmcroft Road, turn left onto Cedarcroft Road, turn left onto Beechcroft Road. The property is found on the left hand-side.

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.

Energy performance certificate (EPC)

Beechcroft Road IPSWICH IP1 6BD	Energy rating D	Valid until:	31 May 2035
		Certificate number:	2920-0163-0038-9007-1583
Property type		Semi-detached house	
Total floor area		93 square metres	



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

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