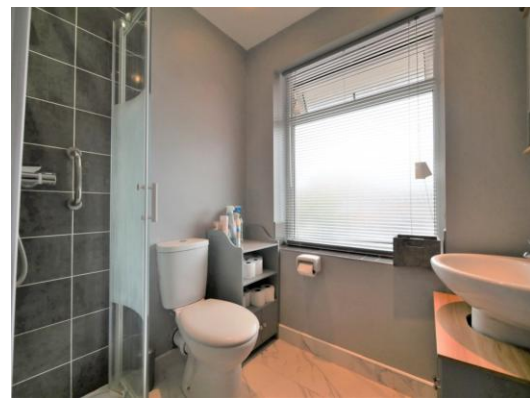




Ashcroft Road, Ipswich, IP1 6AF

Price £290,000 Freehold

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

Ashcroft Road, Ipswich, IP1 6AF

SUMMARY

An extended and well presented three bedroom semi-detached family home, located on the favourite Crofts development to the popular North West of Ipswich. The well appointed accommodation has undergone a range of improvements over recent years and briefly comprises; entrance hall, fitted modern kitchen, sitting and dining rooms, lean-to style conservatory, and cloakroom on the ground floor, with landing, three bedrooms and a modern shower room on the first floor. To the outside the frontage consists of driveway off-road parking with double gated access to a detached garage, whilst the mature, Easterly facing rear garden is tiered over two levels with patio, lawn and brick store. Further benefits include predominant double glazing and gas fired centra heating. Early viewing is recommended.

COMPOSITE FRONT DOOR TO

ENTRANCE HALL

Radiator, tiled floor, under stairs cupboard, stairs rising to first floor, doors to.

KITCHEN

14' 9" x 7' approx. (4.5m x 2.13m) Two double glazed windows to side, double glazed window to rear, radiator, a range of modern base and eye level cupboard and drawer fitted units, granite effect work surfaces, gas range cooker to remain, spaces for double fridge-freezer, dish-washer and washing machine, wall mounted gas fired boiler, tiled floor, double glazed door to garden.

SITTING ROOM

11' x 10' 5" plus bay. approx. (3.35m x 3.18m) Double glazed bay window to front, wood effect flooring, fan-light, opening through to dining room.

DINING ROOM

9' 11" x 13' 6" approx. (3.02m x 4.11m) Radiator, feature fireplace recess, wood effect flooring, fan-light, French doors to conservatory.

CONSERVATORY

9' 9" x 4' 7" approx. (2.97m x 1.4m) Lean to style with mains power, tiled floor, Double glazed French doors to garden.

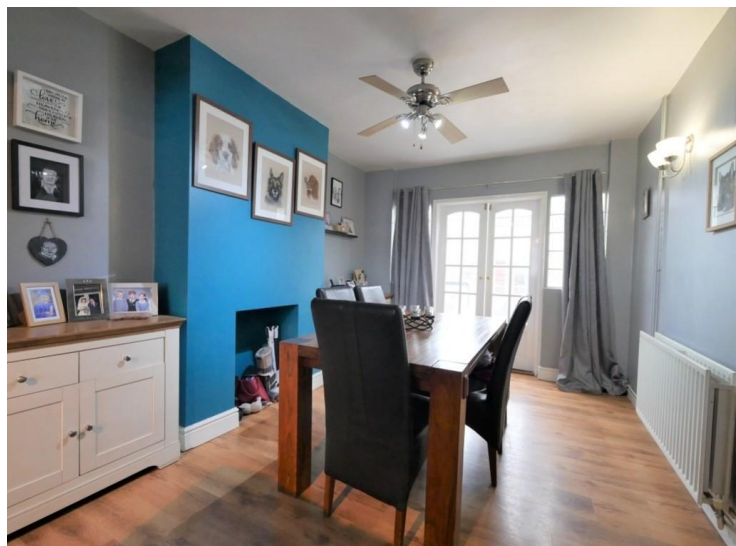
CLOAKROOM

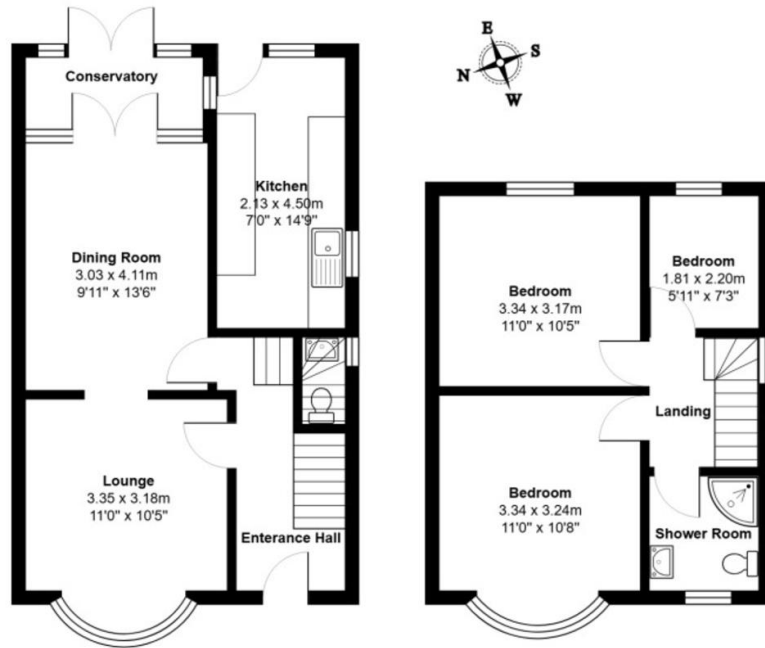
Window to side, wall mounted hand-wash basin with mixer tap, low level WC, part tiled walls, tiled floor, extractor fan.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, loft access, doors to.





Total Area: 84.0 m² ... 904 ft²

BEDROOM ONE

11' x 10' 8" plus bay. approx. (3.35m x 3.25m) Double glazed bay window to front, radiator, television point, fan-light.

BEDROOM TWO

9' 11" x 13' 6" approx. (3.02m x 4.11m) Double glazed window to rear, radiator.

BEDROOM THREE

5' 11" x 7' 3" approx. (1.8m x 2.21m) Double glazed window to rear, radiator.

SHOWER ROOM

Obscured double glazed window to front, chrome heated towel rail, wall mounted electric fan heater, shower cubicle with fixed head thermostatic shower and separate rinser, pedestal hand-wash basin, low level WC, inset ceiling lights, tiled splash backs, tiled floor, extractor fan.

OUTSIDE

The property is nicely set back from the road by hard stand suitable for off-road parking and a side driveway which extends through double gates to a detached garage. The Easterly facing established rear garden is tiered over two levels with steps between, and offers a mature lawn, paved patio, elevated decking area, and brick store outbuilding. There is an external tap and lighting.

BRICK STORE OUTBUILDING

11' 4" x 7' 4" approx. (3.45m x 2.24m) Double glazed window to front.

DETACHED GARAGE

8' 2" x 14' 7" approx. (2.49m x 4.44m) Double door entry.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill primary and Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre, head 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, the destination will be on the right.

BROADBAND AND 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)

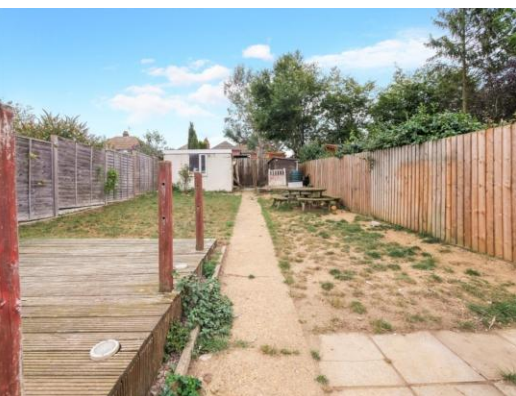
Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. 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)

Ashcroft Road IPSWICH IP1 6AF	Energy rating D	Valid until:	28 May 2035
		Certificate number:	2130-6105-6050-4101-8921
Property type		Semi-detached house	
Total floor area		78 square metres	



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

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