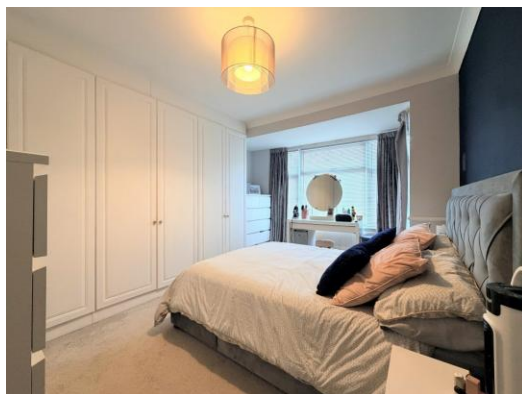
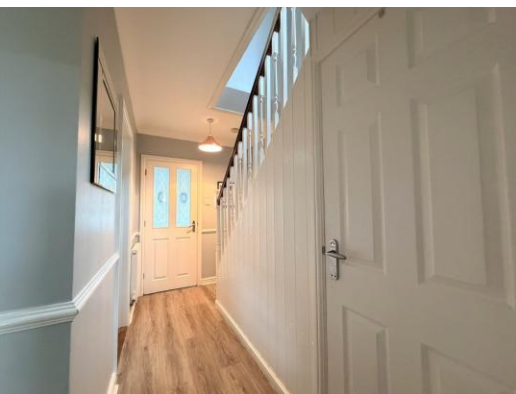




Ashcroft Road, Ipswich, IP1 6AD

Guide Price £285,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Ashcroft Road, Ipswich, IP1 6AD

SUMMARY

A well extended and presented, three bedroom semi-detached family home offering excellent accommodation of good proportions, favourably located to the North West of Ipswich within the highly sought after 'Crofts', abutting allotments with a South facing open outlook and railway line beyond. The accommodation comprises; enclosed porch, entrance hall, fitted kitchen with breakfast bar, sitting room, dining room, and cloakroom on the ground floor, with landing, three bedrooms, and family bathroom on the first floor. To the outside there is a brick paved frontage providing off-road parking, whilst to the rear there is a good-sized stepped garden with elevated patio and wooden shed. Further benefits include gas fired central heating and double glazing. Early viewing is highly advised.

DOUBLE GLAZED FRONT DOOR TO

ENCLOSED PORCH

Radiator, Karndean wood effect flooring, doors to cloakroom and entrance hall.

CLOAKROOM

Obscure double glazed window to side, low level WC, corner hand-wash basin with mixer tap, tile effect flooring.

ENTRANCE HALL

Under stairs cupboard, radiator, dado rail, stairs rising to first floor, doors to.

SITTING ROOM

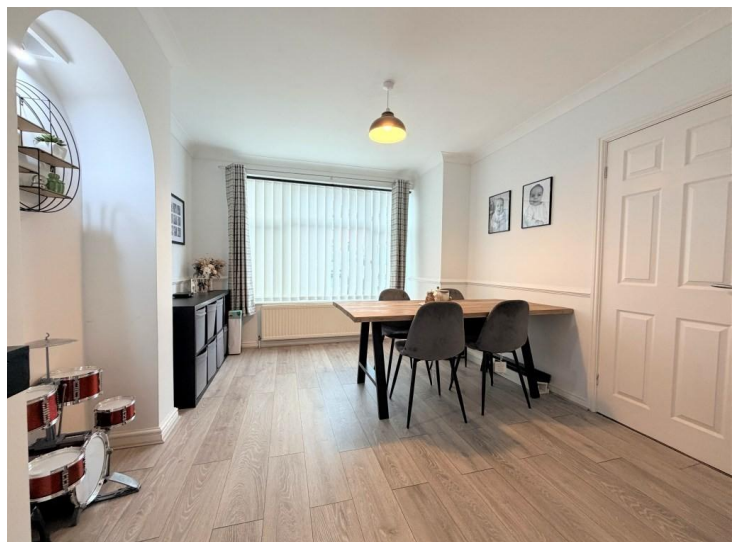
9' 11" x 17' 3" approx. (3.02m x 5.26m) Double glazed French doors opening out to elevated entertainment patio, radiator, television and telephone points, double bi-fold doors through to dining room.

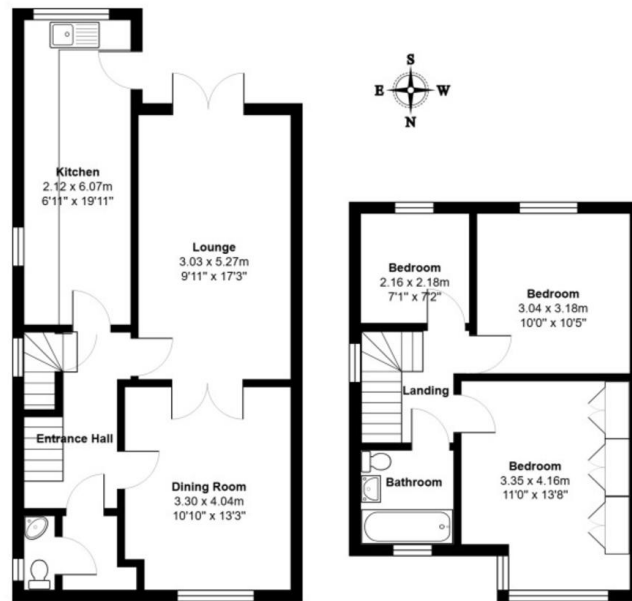
DINING ROOM

10' 10" x 13' 3" approx. (3.3m x 4.04m) Double glazed window to front, radiator, dado rail, feature fireplace recess, wood effect flooring, broad band point.

KITCHEN & BREAKFAST BAR

6' 11" x 19' 11" approx. (2.11m x 6.07m) Double glazed windows to rear and side, radiator, extensive range of classic style base and eye level fitted cupboard and drawer units, wood effect work surfaces and breakfast bar, electric oven and separate grill, inset gas hob with extractor over, stainless steel one and quarter bowl sink drainer unit with mixer tap, integrated fridge-freezer, under counter spaces for washing machine, dish washer and tumble dryer, wall mounted gas fired boiler, vinyl flooring, inset ceiling lights, double glazed side door opening out to elevated entertainment patio.





Total Area: 91.8 m² ... 988 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, loft access hatch, dado rail, doors to.

BEDROOM ONE

11' x 13' 8" approx. max. to back of wardrobes (3.35m x 4.17m)
Double glazed window to front, radiator, built-in triple wardrobes including airing cupboard with hot water tank, dado rail.

BEDROOM TWO

10' x 10' 5" approx. (3.05m x 3.18m) Double glazed window to rear, radiator, dado rail.

BEDROOM THREE

7' 1" x 7' 2" approx. (2.16m x 2.18m) Double glazed window to rear, radiator, dado rail.

BATHROOM

Obscure double glazed window to front, heated towel rail, panel bath with mixer tap, remotely operated thermostatic shower and side screen, low level WC with concealed cistern and vanity surface atop, mounted hand wash basin mixer tap and cupboard unit under, part tiled walls, inset ceiling lights, extractor fan, patterned tile effect flooring.

OUTSIDE

A brick paved frontage provides off-road parking, a gate in the side passageway gives pedestrian access to the rear garden. To

the rear there is a walled and railed elevated entertainment patio, with steps down to good-sized South facing stepped garden predominantly laid to established lawn with secondary patio with brick barbecue, mature trees, wooden shed, outside tap and lighting. Enclosed by fencing, the garden abuts allotments enjoying an open outlook, beyond which is a railway line.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary and Westbourne Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head north on 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 left onto Ashcroft Rd, the destination will be on the left.

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)

Ashcroft Road IPSWICH IP1 6AD	Energy rating	Valid until: 9 November 2035
	C	Certificate number: 0920-9193-0092-0096-1593
Property type		Semi-detached house
Total floor area		88 square metres



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: 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.