



Fircroft Road, Ipswich, IP1 6PR

Guide Price £325,000 Freehold



ipswich & suffolk estate agents
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SUMMARY

A cherished, five bedroom attached family home in the highly sought after upper tier "Crofts" to the popular North West of Ipswich, providing extended and reconfigured accommodation of good proportions comprising; entrance hall, spacious kitchen and dining room with Rangemaster cooker, comfortable enlarged sitting room, two double bedrooms, inner hallway and cloakroom on the ground floor, with landing, three bedrooms and family bathroom on the first floor. To the outside the frontage offers a brick paved driveway for ample parking, whilst to the rear there is a well kept, Westerly facing garden with elevated entertainment patio, two sheds and a summer house. Further benefits include double glazing and gas fired central heating. Conveniently located near local shops and amenities, early viewing to fully appreciate this excellent, well presented family home is highly recommended.



SHELTERED ENTRANCE

Quarry tiled threshold, double glazed door to.

ENTRANCE HALL

Radiator, under stairs recess, tile effect flooring, stairs rising to first floor, doors to.

SITTING ROOM

10' 9" x 22' 1" approx. max. (3.28m x 6.73m) Double glazed window to front, two radiators, broadband, telephone and television points, feature fireplace recess, four uplighters, two inset ceiling lights.



KITCHEN AND DINING ROOM

16' 3" narrowing to 7' 10" x 18' 3" narrowing to 12' 2" approx. (4.95m x 5.56m) Double glazed window to rear, a cream classic style extensive range of base and eye level fitted cupboard and drawer units, under unit courtesy lighting over wood effect work surfaces with inset stainless steel sink drainer unit with mixer tap, built in pantry cupboard, Rangemaster dual fuel range cooker with extractor chimney over, space for fridge, under counter spaces for washing machine, dish washer and freezer, television point, tile effect flooring, inset ceiling lights, double glazed patio style door opening to garden patio, door to inner hallway.

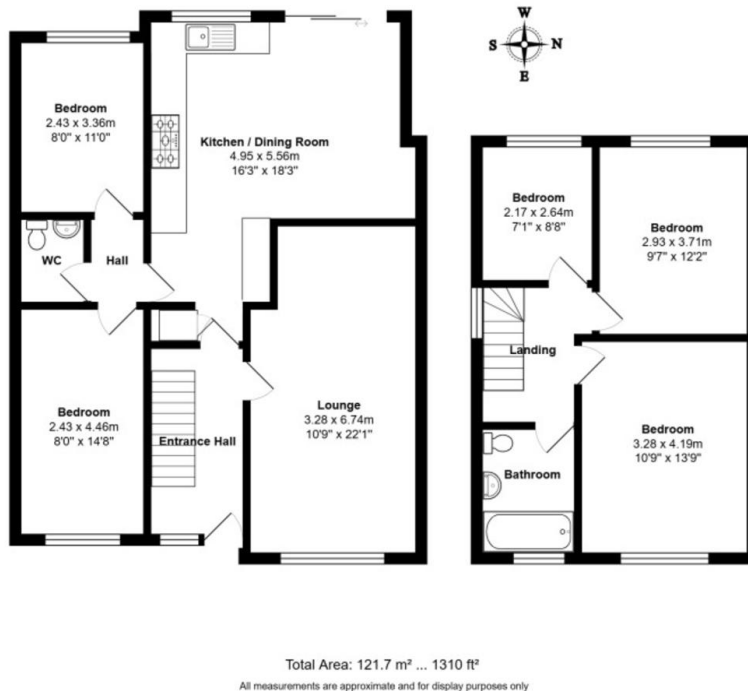
INNER HALLWAY

Radiator, tile effect flooring, doors bedrooms four and five, and cloakroom.

BEDROOM FOUR

8' x 11' approx. (2.44m x 3.35m) Double glazed window to rear, radiator, television point, inset ceiling lights.





BEDROOM FIVE

8' x 14' 8" approx. (2.44m x 4.47m) Double glazed window to front, radiator.

CLOAKROOM

Radiator, wall mounted hand wash basin with mixer tap, low level WC, ceiling light tunnel, tile effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, loft access hatch to fully boarded loft space, over stairs built in cupboard housing wall mounted gas fired boiler, inset ceiling lights, doors to.

BEDROOM ONE

10' 9" to back of wardrobes x 13' 9" approx. (3.28m x 4.19m) double glazed window to front, radiator, built in sliding mirror fronted wardrobes, two wall uplighters, inset ceiling lights.

BEDROOM TWO

9' 7" x 12' 2" approx. plus recess (2.92m x 3.71m) Double glazed window to rear, radiator, television point.

BEDROOM THREE

7' 1" x 8' 8" approx. (2.16m x 2.64m) Double glazed window to rear, radiator, television point.

FAMILY BATHROOM

Obscure double glazed window to front, radiator, panel bath with

thermostatic shower, mounted hand wash basin with mixer tap and cupboard unit under, low level WC, tiled splash backs, shaver socket, mosaic effect flooring, inset ceiling lights.

OUTSIDE

A brick paved driveway to the front provides ample off-road parking. To the rear there is an attractive, well kept Westerly facing garden mainly laid to mature lawn with elevated entertainment patio, pathways to rear where there is a back border stocked flower bed, two wooden sheds, a wooden summerhouse, and fencing to boundaries.

IPSWICH BOROUGH COUNCIL

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

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill primary and Ormiston Endeavour Academy secondary. Dale Hall Community Primary is also nearby.

DIRECTIONS

Leaving Ipswich town centre, head west on Valley Rd/A1214 towards Valley Cl, turn right onto Dale Hall Ln, at the roundabout, continue straight onto Congreve Rd, at the roundabout, take the 3rd exit onto Fircroft Rd, the destination will be on the left.

BROADBAND AND MOBILE PHONE COVERAGE

<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 AND 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.

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Energy performance certificate (EPC)			
Fircroft Road IPSWICH IP1 6PR	Energy rating C	Valid until	20 October 2035
		Certificate number	9204-1209-0405-5905-1400
Property type		Semi-detached house	
Total floor area		120 square metres	



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

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