



## 100 Elmcroft Road, Ipswich IP1 6ND

**£285,000**

A well presented & EXTENDED 3 bedroom semi detached family house situated on the popular Crofts development. This SPACIOUS property benefits from an extended family/dining room and kitchen, cloakroom, 1st floor bathroom, double glazed windows, large rear gardens, garage and off road parking.



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 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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# 100 Elmcroft Road, Ipswich, IP1 6ND

Front door to PORCH with door to...

## ENTRANCE HALL:

Stairs off, cupboard, doors off.

## LOUNGE: 13'2 x 10'9 (4.01m x 3.28m)

Double glazed bay window to front, picture rail and gas fire (not tested).

## LOUNGE/DINER: 23'7 x 12'7 (7.19m x 3.84m)

Feature open fire, coved, opens through to...

## OPEN PLAN DINING ROOM:

Double glazed window to rear, gas wall fire (not tested), door to lobby and opens through to kitchen.

## KITCHEN: 9'9 x 6'8 (2.97m x 2.03m)

Double glazed window to side. Range of wall and base units, drawers, sink and drainer, gas hob and electric oven and space for appliances. Door to hall.

## LOBBY:

Double glazed door to garden, and doors to...

## CLOAKROOM:

W.C and hand wash basin.

## 1st FLOOR LANDING:

Door off

## BEDROOM 1: 13'5 x 10'9 (4.09m x 3.28m)

Double glazed bay window to front and picture rail.

## BEDROOM 2: 10'4 x 8'2 (3.15m x 2.49m)

Double glazed window to rear, built in wardrobe, airing cupboard with hot water tank and picture rail.

## BEDROOM 3: 7'2 x 6'9' (2.18m x 2.06m')

Double glazed window to rear and picture rail.

## BATHROOM:

Double glazed window to front, modern suite with bath, W.C, hand wash basin and tiled walls.

## OUTSIDE:

To the front is a garden laid with shingle, a concrete driveway provides off road parking with access the garage.

The large rear garden has a patio area and block pavers leading to garage with double doors. Steps lead down to a further patio area and shed. There is a well kept lawn, flower and shrub border, trellis screening and further garden and brick built shed.

## IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

