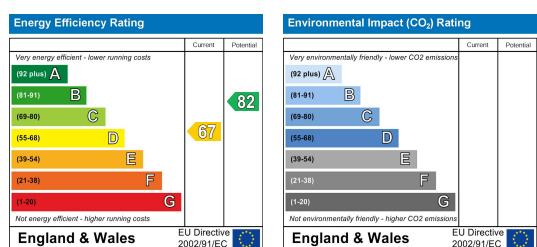


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



**45 Pearcroft Road, Ipswich IP1 6PJ**

**£550,000**

AN EXTENDED four bedroom, contemporary designed DETACHED BUNGALOW benefiting from a STUNNING 23 ft lounge/diner with a feature vaulted ceiling opening to a modern kitchen with access and views to the garden and 35ft SWIMMING POOL. Situated on the sought after Crofts development, call to arrange your viewing to appreciate the accommodation on offer.



**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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.

**DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

## Oak front door to...

### ENTRANCE HALL:

Luxury vinyl tile wood effect flooring, radiator, spot lighting, loft access, doors off

### LOUNGE/DINER: 23 x 14'5 (7.01m x 4.39m)

A beautiful living space with a feature vaulted ceiling, double glazed window to front and full height double glazed window to side. Double glazed bi-folding doors opens to the outside decking and pergola leading to the swimming pool. There are designer style radiators, spot lighting and opens through to the kitchen.

### KITCHEN: 16'3 x 13'6 (4.95m x 4.11m)

This beautiful kitchen comprises of a central island and breakfast bar, wall and base units, worktops, sink and drainer, integrated fridge, freezer, oven & microwave, induction hob, extractor hood, dishwasher, washing machine and wine cooler. Double glazed window and door to rear garden. Luxury vinyl tile wood effect flooring flows through to the hallway.

### BEDROOM ONE: 11'8 x 9'8 (3.56m x 2.95m)

Double glazed window to front, door to walk in wardrobe, radiator, luxury vinyl tile wood effect flooring, door to...

### EN-SUITE:

Double shower tray, waterfall shower with glass & black frame screen, wall hung wooden plinth and sink with mixer tap from wall mounted on a feature tiled wall and illuminated mirror. WC, towel radiator, luxury vinyl tile wood effect flooring, spot lighting and extractor fan.

### BEDROOM TWO: 11'9 x 10'8 (3.58m x 3.25m)

Double glazed window to front, radiator and luxury vinyl tile wood effect flooring.

### BEDROOM THREE: 11'8 x 10'8 (3.56m x 3.25m)

Double glazed sliding door to rear, radiator and luxury vinyl tile wood effect flooring.

### BEDROOM FOUR: 8 x 6'7 (2.44m x 2.01m)

Double glazed window to rear, radiator and luxury vinyl tile wood effect flooring.

### BATHROOM:

Beautiful bathroom suite comprising of tiled walls and flooring, walk in shower with glass screen with waterfall shower, wall hung WC, wall hung hand wash basin, freestanding bath, towel radiator, spot lighting and extractor fan.

### OUTSIDE:

The property occupies a corner plot with lawn to front a driveway providing off road parking leading to a garage. There are gates to the other side to the rear with another driveway providing additional parking and access to the 2nd garage.

The rear garden is a swimming pool paradise boasting a 35 ft heated pool surrounded by a Porcelain R11 grade non slip patio, a decking area and pergola with access to the lounge. The enclosed garden has Laurel hedging and a 2nd pergola with slatted paneling.

### SWIMMING POOL: 35 x 13'5 (10.67m x 4.09m)

The pool is heated by an air source heat pump and has a retractable cover.

### 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)

