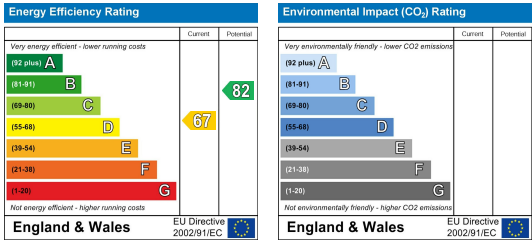


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THE PROPERTY MISDESCRIPTIONS ACT 1991

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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.



45 Pearcroft Road, Ipswich, IP1 6PJ

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

