



# CharlesWright

PROPERTIES

Selling Properties the Wright Way



14 Larchcroft Road

Ipswich, IP1 6AR

**Guide price £295,000**





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## Description

An immaculately presented three bedroom double bay semi-detached home benefiting from a driveway, detached garage and beautiful rear garden. Inside the accommodation comprises of a light and airy entrance hall with stairs leading to the first floor, a cosy sitting room with bay window and feature open fireplace, a kitchen/dining room with breakfast bar and double doors leading to the rear patio, three bedrooms upstairs and a family bathroom. The property has gas central heating and majority double glazing throughout.

## Location

The Crofts is an extremely popular residential location to the North West of Ipswich's Town Centre. It is within easy walking distance to local shops and schools. The town centre is a short distance by car and offers a wide range of shopping and recreational amenities as well as the rejuvenated Water front and Marina. Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street, journey time just over the hour.

## Entrance hall

Double glazed door to front, radiator, fitted storage cupboard, stair flight with under stair storage, wood effect flooring and doors to ground floor accommodation.

## Sitting room

13'05 x 10'11 (4.09m x 3.33m)

Double glazed bay window to front, radiator, open fire with mantel surround and carpet flooring.

## Kitchen/dining room

17'02 x 12'04 (5.23m x 3.76m)

Double glazed window and double doors to rear, matching cream eye level and base units with oak worktops above, integrated dishwasher, integrated oven and gas hob, plumbing for a washing machine, space for a fridge/freezer, breakfast bar with space for three stools, radiator and tiled flooring.

## First floor landing

Window to side, loft access, carpet flooring and access to first floor rooms.

## Bedroom one

10'11 x 13'05 into bay (3.33m x 4.09m into bay )

Double glazed bay window to front, radiator and carpet flooring.

## Bedroom two

10'04 x 9'11 (3.15m x 3.02m)

Double glazed window to rear, radiator, storage cupboard, and wood flooring.

## Bedroom three

7'02 x 6'11 (2.18m x 2.11m)

Double glazed window to rear, radiator and wood flooring.

## Bathroom

6'01 x 6'00 (1.85m x 1.83m)

Double glazed window to front, three piece suite comprising a low level wc , pedestal wash basin, wood paneled bath with shower above, radiator and wood effect flooring.

## Outside and gardens

To the front of the property there is a block paved

driveway providing off road parking for three vehicles and access to the detached garage. The garage has an up and over door, a side door, power, lighting, water connected and a wc, this offers potential to convert subject to planning permission. A large patio is situated directly to the rear, an ideal area for entertaining and alfresco dining. Steps lead up the established gardens which enjoy an array of flowers and mature trees. An oak framed barn provides fantastic storage.

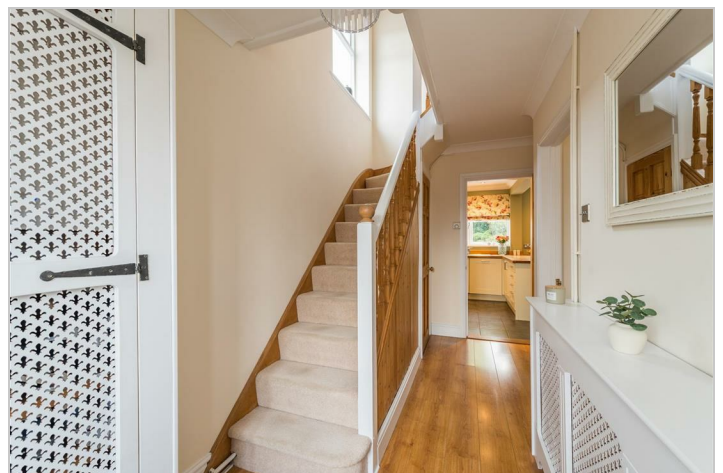
### Services

We understand mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold

EPC rating - C

Council tax banding - C



Road Map



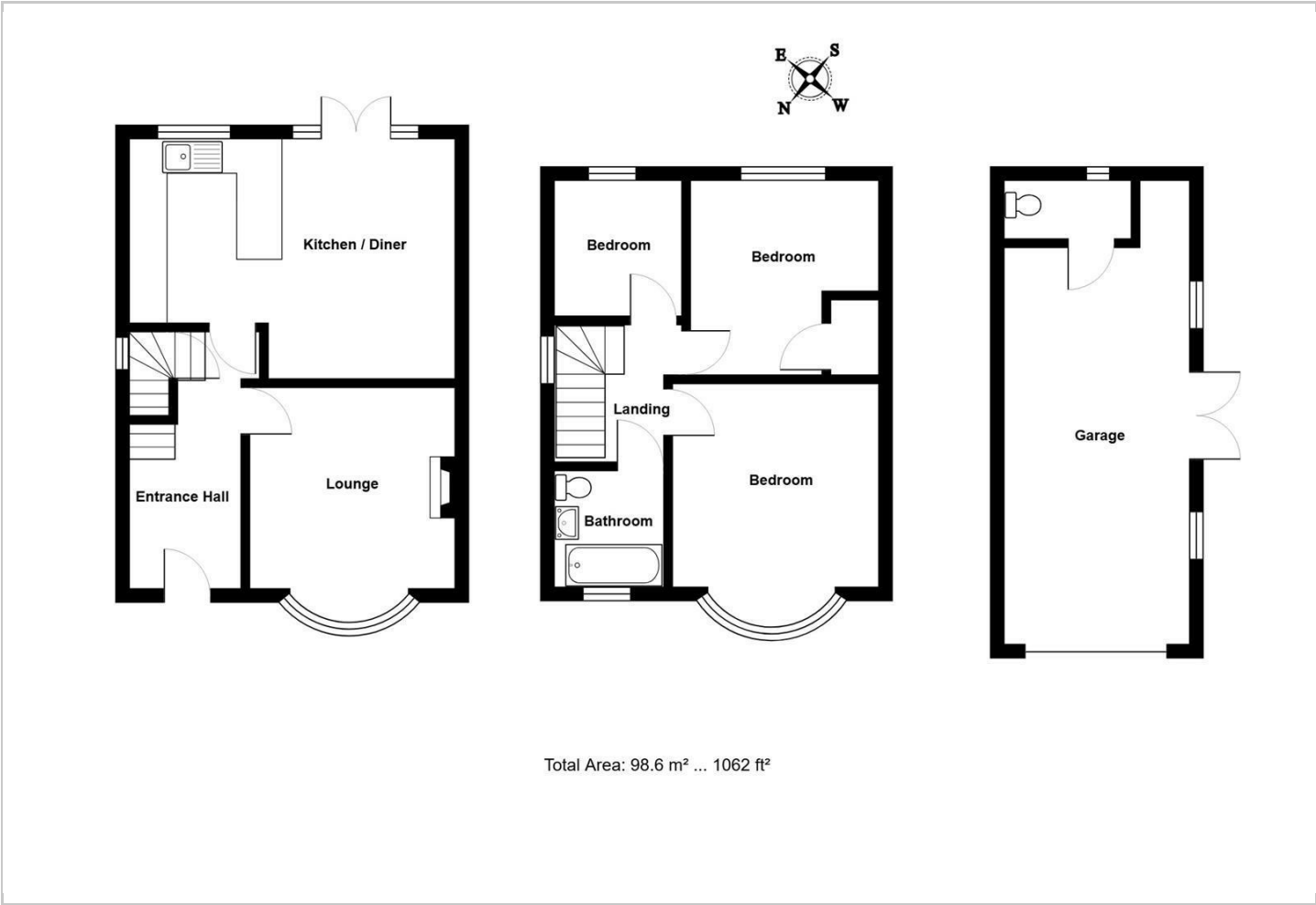
Hybrid Map



Terrain Map



Floor Plan

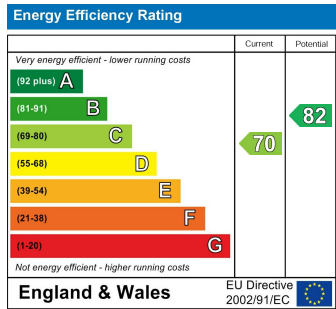


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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