



Connells

Ashcroft Road
Ipswich



Property Description

Located on the Popular Croft Development you will find this Modernised Three Bedroom Semi Detached House. The Accommodation comprises of two reception rooms, kitchen, family bathroom, off road parking and front and rear gardens. An Internal viewing is highly recommended to appreciate the size and style of accommodation on offer.

The property further benefits from being located within the sought after crofts area on the North West side of Ipswich and provides many local shops, amenities and many local schools and also has excellent access to Ipswich Town Centre and trunk roads.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via upvc double glazed entrance door, two upvc double glazed windows to side, wood effect flooring, stairs rising to the first floor with storage cupboard under and space for a fridge freezer, radiator, smooth ceiling and doors giving access to:

Lounge

13' 1" into bay x 11' max (3.99m into bay x 3.35m max)

Upvc double glazed bay window to front, wood effect flooring, smooth coved ceiling and radiator.

Dining Room

14' max x 10' (4.27m max x 3.05m)

Upvc double glazed doors giving access to the rear garden, radiator, wood effect flooring and smooth coved ceiling,

Kitchen

9' 10" x 7' (3.00m x 2.13m)

Upvc double glazed windows to rear and side, upvc double glazed door giving access to the rear garden, wood effect flooring, built in hob with filter hood over, built in oven, smooth coved ceiling, tiled walls, radiator, 1 1/2 bowl sink with mixer tap inset in a roll edge worksurface with cupboards and drawers under and matching above and space and plumbing for washing machine.

First Floor Landing

Upvc double glazed window to side, smooth coved ceiling, loft access and doors giving access to:

Bedroom One

13' 6" into bay x 11' (4.11m into bay x 3.35m)

Upvc double glazed bay window to front, coved ceiling and radiator.

Bedroom Two

10' 6" x 10' max (3.20m x 3.05m max)

Upvc double glazed window to rear, radiator and coved ceiling.

Bedroom Three

7' 2" x 7' max (2.18m x 2.13m max)

Upvc double glazed window to rear, storage cupboard wall mounted wall mounted boiler and radiator.

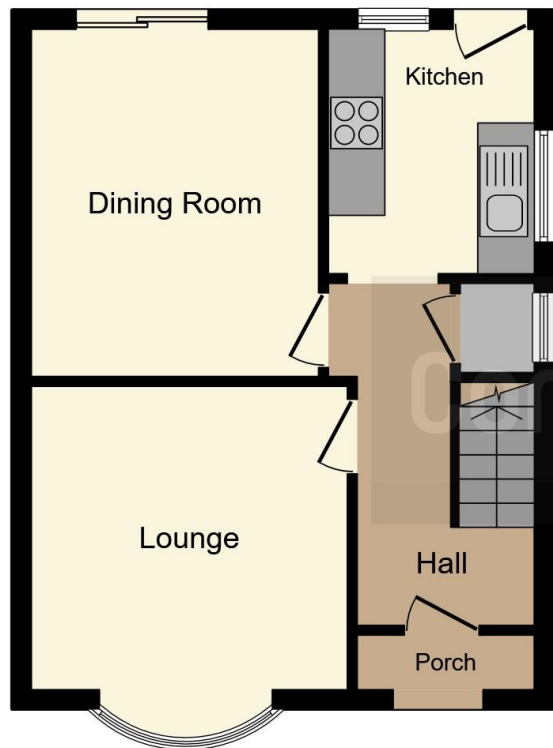
Family Bathroom

Upvc double glazed window to front, shaped and panel bath, pedestal wash hand basin, low level w/c and radiator,

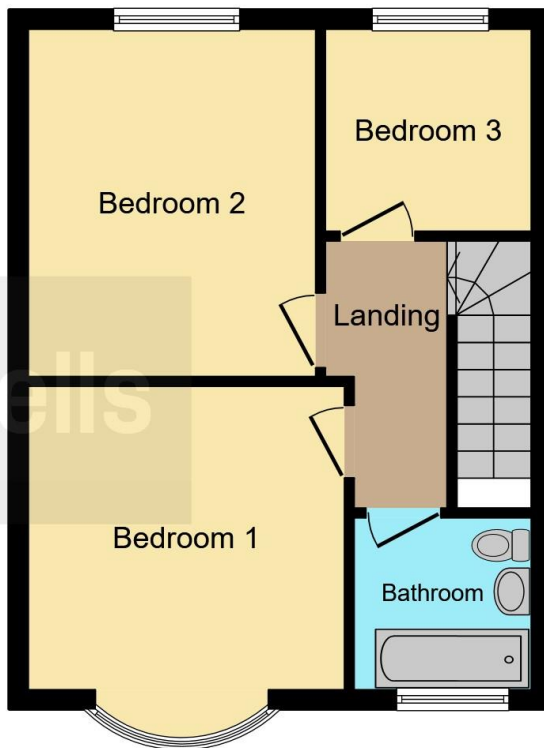
Outside

To the front of the property there is a drive providing off road parking and shared access to the rear garden, the large rear commences of a paved patio area with the remainder being laid to lawn.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D

view this property online connells.co.uk/Property/ICH310897



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH310897 - 0013