



Connells

Palmcroft Road  
Ipswich





## Property Description

Located on the popular Croft development, you'll find this semi-detached home requiring some modernisation, the property benefits from three bedrooms, two reception rooms, a utility room, first floor bathroom and ground floor cloakroom, front and rear gardens, garage and off-road parking and has the property has the added bonus of being offered with no onward chain.

The property is 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 Porch

Accessed via double glazed patio door and door giving access to:

## Entrance Hall

Stairs rising for the first floor with storage cupboard under, radiator and doors giving access to:

## Lounge

16' x 11' max ( 4.88m x 3.35m max )  
Upvc double glazed window to front, smooth coved ceiling, radiator, feature fire surround with gas fire insert, radiator and bi-fold doors giving access to diner.

## Dining Room

9' 6" x 8' 6" ( 2.90m x 2.59m )  
Upvc double glazed patio door giving access to the garden, radiator, smooth ceiling, bifold doors giving access to the lounge and door giving access to kitchen.

## Kitchen

9' 8" x 8' 8" ( 2.95m x 2.64m )  
Upvc double glazed window to rear, space for cooker, 1 & 1/2 bowl sink with mixer tap inset into roll edge worktop with cupboards and drawers under and matching above, walk in pantry, tiled flooring, radiator, space for fridge, tiled splashback, radiator and door giving access to:

## Utility Room

7' 1" x 5' 8" ( 2.16m x 1.73m )  
Upvc double glazed window to rear, upvc double glazed door giving access to garden, space and plumbing for washing machine, space for freezer, space and plumbing for slimline dishwasher, radiator, tiled flooring, door giving access to cloakroom and personal door giving access to garage.

## Cloakroom

Wash hand basin, radiator, tiled flooring, extractor fan and smooth ceiling.

## First Floor Landing

Upvc double glazed window to side, airing cupboard with loft access and housing wall mounted boiler.

## Bedroom One

13' 1" x 10' 9" ( 3.99m x 3.28m )  
Upvc window to rear, radiator, fitted wardrobe, vanity unit and smooth ceiling.

## Bedroom Two

11' 10" x 9' 1" max ( 3.61m x 2.77m max )  
Upvc window to front, radiator, fitted double wardrobe and smooth ceiling.

## Bedroom Three

8' 8" x 7' 9" ( 2.64m x 2.36m )  
Upvc double glazed window to front, smooth ceiling and radiator.

## Bathroom

Upvc double glazed window to side, shaped and panel bath with mixer tap and shower attachment, low level w/c, pedestal wash hand basin, part hard walls, tile effect vinyl flooring and radiator.

## Outside

To the front of the property there is a block paved drive providing off-road parking and leading to the garage. The rear garden has a paved patio area, outside tap, greenhouse, shed and summer house to remain. The remainder of the garden is laid to lawn and has a vegetable patch.

## Garage

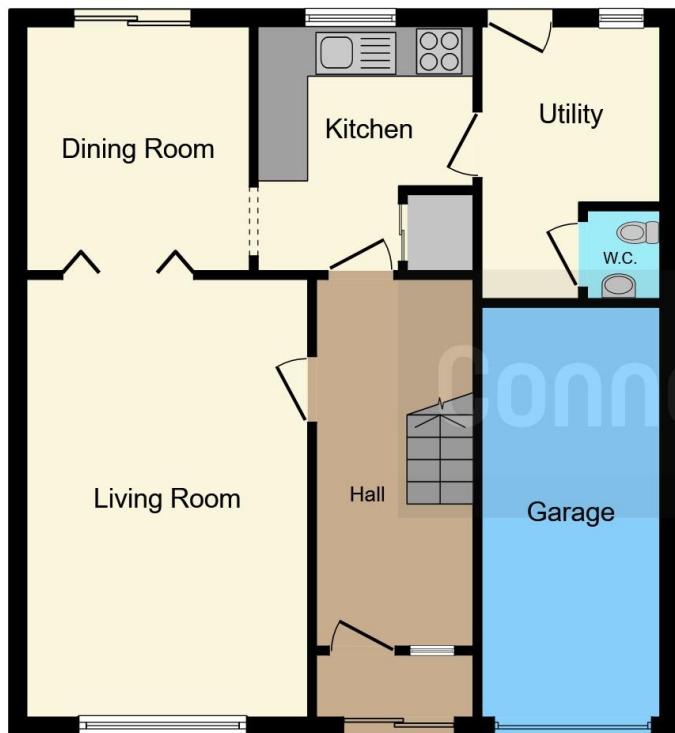
15' 7" x 7' 9" max ( 4.75m x 2.36m max )  
Up and over door power and light door giving access to utility area

## Agent Note

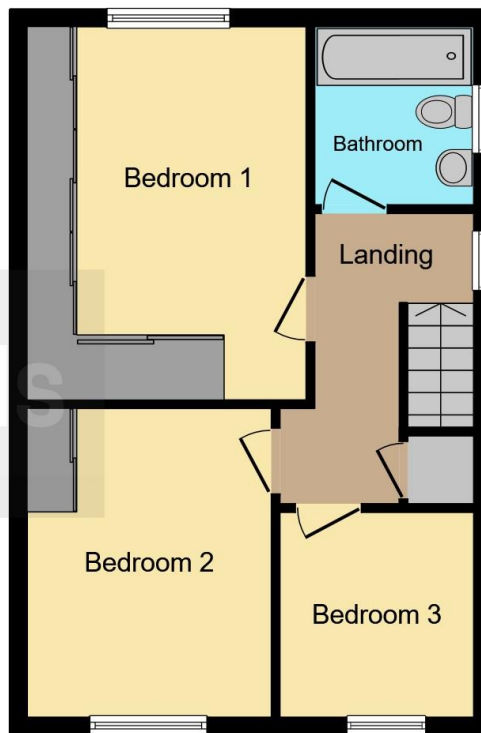
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**Ground Floor**



**First Floor**

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**EPC Rating: D**

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Tenure: Freehold



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