



Connells

Maycroft Close
Ipswich



Property Description

A three bedroom semi-detached family home situated to the north of Ipswich and convenient for many local amenities. The property comprises of a lounge, modern kitchen, three bedrooms, bathroom, solar panels, garage as well as street parking

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 Hall

Accessed via double glazed entrance door and doors giving access to:

Lounge

13' x 12' 6" (3.96m x 3.81m)
Double glazed bay window to front, radiator, storage cupboard stairs rising to the first floor.

Kitchen

15' 7" x 11' 4" (4.75m x 3.45m)
Double glazed window to rear double glazed patio doors to garden, radiator and the kitchen comprises of a wall and base level units with a double electric oven with extractor over, ceramic 1 1/2 bowl sink and drainage inset into work services, space for washing machine and fridge freezer.

First Floor Accommodation

Landing

Loft access, airing cupboard and doors off:

Bedroom One

12' 7" x 8' 8" (3.84m x 2.64m)
Double glazed window to front and radiator.

Bedroom Two

11' 9" x 8' 8" (3.58m x 2.64m)
Double glazed window to rear and radiator.

Bedroom Three

9' 4" x 7' 1" (2.84m x 2.16m)
Double glazed window to front and radiator.

Bathroom

A three piece white suite comprising of a panel bath, pedestal wash hand basin, low-level w/c and double glazed window to rear.

Outside

The front of the property is block paved and concrete and provides off-road parking with side access to the rear garden.

The rear garden commences with a patio area, raised wood decking and fencing to boundaries.

The garage has power and light, double glazed windows and doors to side there is also remote controlled electric roller door.

Agent Note

There are 8 solar panels.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Council Tax
 Band: C

view this property online connells.co.uk/Property/ICH311920

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: ICH311920 - 0004