





## Property Description

Located on the popular Crofts development an early viewing is highly recommended for this three bedroom semi-detached home offered with no onward chain. The property accommodation comprises of a lounge, kitchen/ diner, utility area, ground floor shower room and toilet and first floor bathroom, three good sized bedrooms, garage and off-road parking and a generously sized rear garden.

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 upvc double glazed entrance door and door giving access to:

## Entrance Hall

Stairs rising to the first floor, radiator, coved and textured ceiling and doors giving access to:

## Sitting Room

16' x 10' 2" max ( 4.88m x 3.10m max )  
Double glazed window to front, radiator, textured ceiling and double doors giving access to:

## Kitchen/Diner

17' 3" x 8' 10" ( 5.26m x 2.69m )  
Two double glazed windows to rear, two radiators, coved and textured ceiling, space for cooker, space for fridge, wall mounted boiler, larder cupboard, single drainer stainless steel sink with mixer tap in roll ledge work surfaces with cupboards and drawers under and matching above and door giving access to:

## Inner Hall

Smooth ceiling and doors giving access to:

## Shower Room

Fully tiled shower cubicle with independent shower over, wash hand basin with tiled splash backs, low-level w/c, radiator and smooth ceiling with extractor fan.

## Utility Area

Double glazed window to rear, space for fridge freezer, and space and plumbing for washing machine.

## First Floor Landing

Double glazed window to side, coved and textured ceiling giving loft access via ladder and doors giving access to:

## Bedroom One

12' 10" x 11' max ( 3.91m x 3.35m max )  
Double glazed window to front, radiator and coved and textured ceiling.

## Bedroom Two

12' x 9' 8" ( 3.66m x 2.95m )

Double glazed window to rear, radiator and range of fitted wardrobes and vanity unit.

## Bedroom Three

9' x 7' 2" ( 2.74m x 2.18m )

Double glazed window to rear and radiator.

## Family Bathroom

Double glazed window to front, low-level w/c, pedestal wash hand basin, shaped and panel bath with mixer tap and shower attachment, radiator, coved and textured ceiling and part tiled walls.

## Outside

The front of the property has a block paved drive providing off-road parking and leading to the garage.

The rear garden is approx 50 ft in length and commences with a paved patio area with the remainder laid to lawn and mature shrubs.

## Garage

16' 5" x 7' 7" ( 5.00m x 2.31m )

Open the door, power and light and personal door, giving access to the inner hall





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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EPC Rating: C      Council Tax  
 Band: C

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Tenure: Freehold



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