



**Ashcroft Road, Ipswich, IP1 6AD**



**welcome to**

**Ashcroft Road, Ipswich**

This extended three bedroom semi-detached home boasts a 27ft lounge/diner, a large long sweeping kitchen, a contemporary first floor shower room and a North/West facing rear garden with summer house, bar and power. NO ONWARD CHAIN!!



### **Entrance Hall**

12' 6" x 5' 9" ( 3.81m x 1.75m )

Wood effect flooring, one radiator and an understairs storage cupboard.

### **Lounge/Diner**

27' 5" x 11' max ( 8.36m x 3.35m max )

Spacious open plan lounge/diner with a double glazed window to the front with fitted blind, wood effect flooring, two radiators, two alcoves, a fitted mantel, double doors leading to the snug and TV point.

### **Snug**

9' 8" x 8' 3" ( 2.95m x 2.51m )

Double glazed window to the rear, wood effect flooring, one radiator and double doors leading to the lounge/diner.

### **Kitchen**

20' x 7' ( 6.10m x 2.13m )

Tiled flooring with underfloor heating throughout, French doors leading to the garden, double glazed window to the side, a panelled ceiling with spot lights, a range of eye and base level units in cream shaker style with wood effect worktop surfaces, a white sink plus drainer and chrome mixer tap, space for a fridge/freezer, washing machine, dishwasher, tumble dryer and cooker, a fitted extractor hood and a boxed in boiler.

### **First Floor Landing**

Carpet flooring and a make shift staircase leading up to the loft.

### **Master Bedroom**

13' 7" x 11' ( 4.14m x 3.35m )

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

### **Bedroom Two**

10' 11" max x 7' 5" ( 3.33m max x 2.26m )

Double glazed bay window to the rear, carpet flooring, one radiator a wall papered wall and a storage cupboard.

### **Bedroom Three**

7' 2" x 6' 9" ( 2.18m x 2.06m )

Double glazed bay window to the rear, carpet flooring and one radiator.

### **Shower Room**

6' 1" x 5' 8" ( 1.85m x 1.73m )

Contemporary shower room with fully tiled walls, enclosed WC with matching vanity sink and chrome mixer tap, a walk in shower with handle less glass enclosure, waterfall showerhead and further shower attachment, chrome heated towel rail, Victorian style tiled effect flooring, spot lights, extractor fan and a double glazed window to the front.

### **Loft**

The loft is fully plaster boarded with storage in the rafters, a Velux window and wood effect flooring. This loft has not been signed off by Building Regulations so is currently only used for storage.

### **Outside:**

#### **Front Garden**

A block paved driveway with parking for multiple vehicles and a side gate leading to the rear garden.

#### **Rear Garden**

Two level garden with a patio seating area, raised planters, a side access gate, an outside tap and light, steps up leading to a large artificial grass area with a wooden balustrade, further steps up to a summer house, a fitted bar, raised decking area with canopy over and down lighters.

#### **Summer House**

18' 8" x 9' 4" ( 5.69m x 2.84m )

Half used as a workshop, half used as a snug. There are spot lights, wood effect flooring, plasterboard, power and light.



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## Ashcroft Road, Ipswich

- Extended three bedroom semi-detached home
- 27ft Lounge/diner
- No onward chain
- Large long sweeping kitchen
- Contemporary first floor shower room

Tenure: Freehold EPC Rating: E

**£275,000**



Please note the marker reflects the postcode not the actual property

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