



Pearcroft Road, Ipswich, IP1 6PJ

welcome to

Pearcroft Road, Ipswich

This luxurious detached bungalow boasts an Architect designed extension and rear garden with a heated 35ft swimming pool, four generous bedrooms, a stunning four-piece bathroom, an additional en suite, lounge with vaulted ceiling, a beautiful kitchen, two garages, two driveways and NO ONWARD CHAIN!!



Entrance Hall

18' 5" x 3' 7" (5.61m x 1.09m)

Spacious entrance hall with grey LVT wood effect flooring, one radiator, loft hatch, spot lights and an oak front door.

Lounge

23' 2" x 14' 5" (7.06m x 4.39m)

This stunning lounge has been architect designed and boasts a large, vaulted ceiling, a floor to ceiling gable end window to the side, a further double glazed window to the front, bi-fold doors leading to the rear garden, directly out onto a pergola with composite decking flooring, two white vertical wall hung radiators, spots lights, TV point and an opening leading to the kitchen.

Kitchen

16' 3" max x 13' 6" (4.95m max x 4.11m)

High spec kitchen boasting a range of eye and base level units in high gloss white with compact wood effect worktop surfaces, an inset sink plus drainer and chrome mixer tap, a central island with breakfast bar with a compact wood effect worktop, ample space for stools, a range of integrated appliances including a fridge, a freezer, an oven with microwave, induction hob and extractor hood, a wine cooler, a dishwasher and washing machine, a door leading to the garden, a double glazed window to the rear, grey LVT wood effect flooring throughout and an opening leading to the lounge. This is an excellent entertaining space!

Master Bedroom

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed window to the front, spot lights, grey LVT wood effect flooring, one radiator, a walk in wardrobe measuring 4ft 2" x 2ft 9" and a door leading to the en suite.

En Suite

8' 6" x 3' 7" (2.59m x 1.09m)

Enclosed WC with stainless steel flush, a suspended vanity sink with chrome tap and wooden base, a double shower with black glass enclosure, waterfall

showerhead and panelled marble effect surround, a black heated towel rail, grey LVT wood effect flooring, extractor fan, spot lights and a light up mirror.

Bedroom Two

11' 9" x 10' 8" (3.58m x 3.25m)

Grey LVT wood effect flooring, one radiator, spot lights and double glazed window to the front.

Bedroom Three

11' 8" x 10' 8" (3.56m x 3.25m)

Grey LVT wood effect flooring, one radiator, spot lights and a sliding door leading to the rear garden, directly onto a Porcelain patio area, making this the perfect space to wake up in and go outside to enjoy your morning coffee!

Bedroom Four

8' x 6' 7" (2.44m x 2.01m)

Double glazed window to the rear, one radiator, grey LVT wood effect flooring and spot lights.

Bathroom

10' 4" x 8' (3.15m x 2.44m)

This stunning four piece bathroom has been finished to a very high standard with a walk in shower, handle less glass enclosure, waterfall shower, a standalone roll top bath with standalone chrome mixer tap, a suspended wash hand basin with chrome mixer tap, an enclosed WC with stainless steel flush, spot lights, extractor fan, chrome heated towel rail, matching grey fully tiled walls and flooring and a double glazed window to the side.

Outside:

Front Garden

A wraparound front garden with a double gate leading to the driveway to the rear, a further driveway to the front of the property with off street parking for 3 vehicles, a large lawned area with hedging, a side gate, outside lights and a pathway leading to the front door.

Garage To The Front

18' 9" x 8' 4" (5.71m x 2.54m)

An up and over door, light, power, the swimming pool pump and filter and a door leading to the garden.

Garage To The Rear

18' 1" x 13' 5" (5.51m x 4.09m)

A one and a half width garage with a door leading to the garden, an up and over door leading to the rear driveway, storage in the rafters and two single glazed windows to the side.

Rear Garden

This rear garden has been landscaped and designed with families and entertaining space in mind. Directly off the main house there is a beautiful, raised composite decking area with pergola overhead, connecting through to the bi-fold doors leading into the lounge, making this a brilliant inside/outside space for the spring and summer months. There are sliding doors from bedroom three leading to the garden, a door leading to the kitchen and a door leading to the garage at the front of the property, housing the swimming pool controls. Wrapping around the rear of the property is a grey Porcelain patio seating area, which seamlessly connects to the 35ft swimming pool. There is a fully enclosed border, rear double gates, a further side gate leading to the rear parking, a canopy area to the side opposite the entrance to the pool, which is perfect for capturing some shade, access to the garage, outside lights, taps and power points. This is a fantastic outside entertaining space, which has been finished to a very high standard!

Swimming Pool

35' x 13' 5" (10.67m x 4.09m)

Heated pool with a lounge deck area, steps down into the pool, a fitted retractable cover, hedging to the side and laurel trees to the rear, creating a large degree of privacy, Heating is provided by an air source heat pump, situated at the bottom of the garden.



view this property online williamhbrown.co.uk/Property/IPS119367



welcome to

Pearcroft Road, Ipswich

- No onward chain
- Four generous bedrooms
- Two garages & two driveways
- Rarely available 35ft swimming pool
- Architect designed extension, rear garden & pool area

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/IPS119367](https://www.williamhbrown.co.uk/Property/IPS119367)



Property Ref:
IPS119367 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



Wolsey House, 16-18 Princes Street, IPSWICH,
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)