



Larchcroft Close, Ipswich, IP1 6PG

welcome to

Larchcroft Close, Ipswich

This well-presented, detached home boasts three double bedrooms and a generous single, a ground floor cloakroom and en suite, a 1st floor bathroom, a utility room, a large extension to the rear, creating a beautiful snug, a stunning, landscaped, South-West facing rear garden and off street parking.



Entrance Hall

19' 6" x 6' max (5.94m x 1.83m max)

Wood effect flooring, an understairs storage cupboard, a bespoke fitted coat rack, storage with a seat surround, one radiator and double glazed window to the side.

Cloakroom

5' 7" x 2' 5" (1.70m x 0.74m)

Low level WC, wash hand basin, tiled flooring, a Herringbone tiled feature wall, one radiator and double glazed window to the side.

Kitchen/Diner

17' 4" x 15' 6" max (5.28m x 4.72m max)

Double glazed window to the rear, an opening leading to the snug area, wood effect flooring, one radiator, internal oak glazed double doors leading to the lounge, eye and base level units in white with wood effect worktop surfaces, a breakfast bar area, a white ceramic one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven induction hob and extractor hood, an integrated fridge and freezer, an integrated dishwasher and a pantry cupboard.

Lounge

16' 1" x 10' 9" (4.90m x 3.28m)

Double glazed window to the front, carpet flooring, one radiator, TV point, internal oak glazed double doors leading to the kitchen/diner.

Snug

16' 5" x 11' 4" (5.00m x 3.45m)

Stunning, open plan room, which backs off the kitchen/diner, with Velux windows, bi-fold doors leading to the rear garden, stunning views across the South-West facing rear garden, wood effect flooring, double glazed window to the side, a door to the side, one radiator, spot lights and wall papered walls.

Utility Room

8' 6" x 6' 5" (2.59m x 1.96m)

Velux window, wood effect flooring, eye and base level units in cream with wood effect worktop surfaces, a white ceramic sink with chrome mixer tap, tiled splashback, an opening to the dining area and space for a washing machine and tumble dryer.

Ground Floor Bedroom Four

16' 1" x 8' 3" max (4.90m x 2.51m max)

Double glazed window to the front with fitted blind, carpet flooring, one radiator, a double storage cupboard and a door leading to the en suite. This room was previously the garage.

En Suite

4' 7" x 4' 6" max (1.40m x 1.37m max)

A corner shower with glass enclosure and tiled splashback, low level WC, wash hand basin, chrome heated towel rail, stylish Victorian style tiled flooring, partially tiled walls, spot lights and extractor fan.

First Floor Landing

Loft hatch, carpet flooring and double glazed window to the side.

Master Bedroom

13' 1" x 11' 2" (3.99m x 3.40m)

Double glazed window to the front with fitted blind, carpet flooring and one radiator.

Bedroom Two

12' 2" x 9' 8" (3.71m x 2.95m)

Double glazed window to the rear with fitted blind, carpet flooring, a feature panelled wall and one radiator.

Bedroom Three

9' 2" x 7' 3" (2.79m x 2.21m)

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

Bathroom

7' x 6' 1" (2.13m x 1.85m)

Low level WC, vanity sink, a bath with waterfall showerhead, shower attachment and glass screen, double glazed window to the front, part tiled walls, wood effect flooring, extractor fan, spot lights and chrome heated towel rail.

Outside:

Front Garden

Block paved driveway, a walled border, planters and a side access gate leading to the rear garden.

Rear Garden

Stunning, South-West facing rear garden, which has been fully landscaped, with a large wraparound patio and a retaining brick wall, directly off the main house, a large lawned area, a side access gate, an outside tap and light, an additional raised patio area to the rear, with pergola, a shed and raised flower beds with oak sleepers. This is the perfect entertaining garden, which is private and un-overlooked.



view this property online williamhbrown.co.uk/Property/IPS120008



welcome to

Larchcroft Close, Ipswich

- Three double bedrooms & a generous single
- Ground floor cloakroom & en suite & 1st floor bathroom
- Large extension to the rear
- Utility room
- Beautifully landscaped, South-West facing rear garden

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPs120008



Property Ref:
IPS120008 - 0002

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