



Palmcroft Road, Ipswich, IP1 6RA

welcome to

Palmcroft Road, Ipswich

This extended, three bedroom, semi-detached home benefits from a large lounge/diner with doors to the garden, a large utility room, a garage, off street parking and a West facing rear garden.



Entrance Porch

5' 3" x 1' 8" (1.60m x 0.51m)

A door leading to the hall.

Entrance Hall

14' 1" x 6' 2" (4.29m x 1.88m)

Grey wood effect flooring, one radiator and an understairs storage cupboard.

Lounge/Diner

32' x 10' 9" max (9.75m x 3.28m max)

Large, open plan room with double glazed window to the front, sliding doors leading to the garden, carpet flooring throughout, two radiators, TV point, an electric fireplace with stone base and surround and a wall papered wall. This room is perfect for entertaining!

Kitchen

16' 4" x 8' 4" (4.98m x 2.54m)

Beautiful kitchen, adjacent to the lounge/diner, with eye and base level units in high gloss white with grey stone effect worktops surfaces, space for an American fridge/freezer, cooker and dishwasher, an open arch leading to the utility room, an understairs storage cupboard, one radiator, a breakfast bar and double glazed window to the rear.

Utility Room

13' 2" x 7' 5" (4.01m x 2.26m)

Base units in high gloss white with grey stone effect worktop surfaces, a stainless steel sink plus drainer and chrome mixer tap, one radiator, space for an American fridge/freezer, tumble dryer and washing machine, a door leading to the garden, an additional door leading to the garage and double glazed window to the rear.

Garage

17' 8" x 8' 2" (5.38m x 2.49m)

An up and over door, a door leading to the utility room, power and light.

First Floor Landing

Carpet flooring, loft hatch, an airing cupboard and double glazed window to the side.

Master Bedroom

13' 1" x 11' 1" (3.99m x 3.38m)

Double glazed window to the rear, grey wood effect flooring, one radiator, wall hung lights and a fitted air conditioning unit, with hot and cold functions.

Bedroom Two

12' 2" x 9' 4" (3.71m x 2.84m)

Double glazed window to the front, grey wood effect flooring and one radiator.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

Double glazed window to the front, grey wood effect flooring and one radiator.

Bathroom

7' x 6' (2.13m x 1.83m)

Low level WC, pedestal wash hand basin, a P bath with overhead shower and glass screen, part tiled walls, wood effect flooring, chrome heated towel rail and double glazed window to the side.

Outside:

Front Garden

A block paved space to the front providing off street parking for two vehicles, palm trees, mature trees and access to the front door.

Rear Garden

West facing, fully enclosed rear garden with a patio area, a lawned area, an outside tap and light, raised flower beds and a planter.



view this property online williamhbrown.co.uk/Property/IPS120100



welcome to

Palmcroft Road, Ipswich

- ** Open House Event 17th May 10am -11am.**
- Extended, semi-detached home
- Large lounge/diner
- Large utility room
- Garage & off street parking

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£310,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120100



Property Ref:
IPS120100 - 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