

Palmcroft Road, Ipswich, IP1 6RA



welcome to

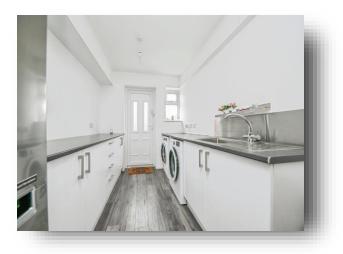
Palmcroft Road, Ipswich

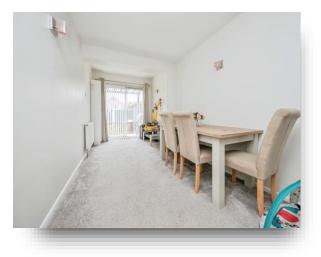
This extended, three bedroom, semi-detached home benefits from a large lounge/diner with doors to the garden, a large utility room, a garage, off street parking and a West facing rear garden.













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 ($9.75m \times 3.28m max$) 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" ($3.99m \times 3.38m$) 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

 $8^{\prime}\,8^{\prime\prime}\,x\,8^{\prime\prime}\,$ ($2.64m\,x\,2.44m$) 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.





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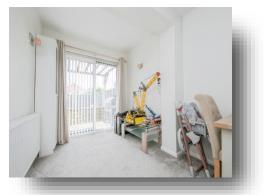
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- ** Open House Event 17th May 10am -11am.**
- Extended, semi-detached home
- Large lounge/diner
- Large utility room
- Garage & off street parking

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

offers in excess of

£310,000



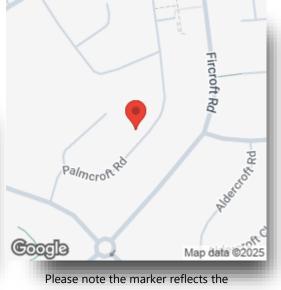


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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration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



postcode not the actual property

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