



Beechcroft Road, Ipswich, IP1 6BE

welcome to

Beechcroft Road, Ipswich

GUIDE PRICE £315,000-£325,000 This well-presented three bedroom, semi-detached home boasts a bay fronted lounge, a separate dining room/snug, a large kitchen, an outside studio with power, an un-overlooked, West facing rear garden in excess of 80ft, a block paved driveway and a garage.



Entrance Hall

13' 4" x 5' 4" (4.06m x 1.63m)

Wood effect flooring, one radiator and an understairs storage cupboard with a light inside.

Lounge

14' 8" x 11' 7" (4.47m x 3.53m)

Double glazed bay window to the front, original floorboards, one radiator, TV point, a wall papered wall and a chimney breast with stone base.

Dining Room/Snug

17' 7" x 10' 4" (5.36m x 3.15m)

Beautiful, open plan room with sliding doors leading to the garden, one radiator, TV point and carpet flooring. This room is currently used as a dining room/snug area.

Kitchen

14' 5" x 6' 6" (4.39m x 1.98m)

Large, long sweeping kitchen with eye and base level units in wood with marble effect worktop surfaces, a sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, spot lights, space for a range of appliances, a door leading to the garden and double glazed window to the rear.

First Floor Landing

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

Master Bedroom

14' 6" x 11' 1" max (4.42m x 3.38m max)

Double glazed bay window to the front, carpet flooring, one radiator, a full wall of fitted wardrobes, vanity units and a wall papered wall.

Bedroom Two

12' 9" x 10' 4" (3.89m x 3.15m)

Double glazed window to the rear, carpet flooring, one radiator, a full wall of built in sliding, partially mirrored wardrobes and a boiler.

Bedroom Three

9' 7" x 6' 8" (2.92m x 2.03m)

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

Bathroom

8' 2" x 6' (2.49m x 1.83m)

Double glazed windows to the side and front, low level WC, black marble effect flooring, a vanity sink with chrome mixer tap, a bath with overhead shower, glass screen and a panelled splashback, fully panelled walls, extractor fan and white heated towel rail.

Outside:

Front Garden

A block paved driveway with parking for three vehicles, a covered porch and an electric roller door to the garage.

Garage

18' 8" x 8' 6" (5.69m x 2.59m)

An electric roller door, light, power and barn style doors leading to the garden.

Rear Garden

Un-overlooked, West facing rear garden, in excess of 80ft, with a large patio area with a block paved curved border, barn style doors leading to the garage, an outside tap, beautiful raised flower beds, fully stocked borders, a lawned area to the rear, mature trees, hedging and a palm tree.

Studio

7' 7" x 7' 5" (2.31m x 2.26m)

Double glazed window to the side, power, light, its own consumer unit and spot lights. This studio would make the perfect home office.



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Beechcroft Road, Ipswich

- Bay fronted lounge
- Seperate dining room/snug
- Outside studio with power
- Block paved driveway & garage
- Popular Crofts location

Tenure: Freehold EPC Rating: D

guide price

£315,000 - £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119974 - 0003

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