

KEYSTONE



Crocus Close, Ipswich, IP2 0LZ

£240,000

Semi-Detached House
Lounge
Utility Room
Driveway & Garden

Three Bedrooms
Kitchen/Diner
Bathroom
Popular Location

Crocus Close, Ipswich IP2 0LZ

Nestled in the sought-after area of Crocus Close, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests.

One of the standout features of this home is the fantastic kitchen/diner, which offers a modern and functional space for culinary enthusiasts. This area is perfect for family meals or social gatherings, allowing for a seamless flow between cooking and dining. Additionally, the utility room adds practicality, making household chores more manageable.

The property also benefits from parking for ample vehicles, a valuable asset in this popular location. With its close proximity to local amenities and transport links, this home is ideally situated for those seeking convenience and community.



Entrance Door

Leading to porch, door to hallway with stairs to first floor, laminate flooring, radiator and understairs cupboard.

Lounge

13'5 x 12'0

Window to front and radiator.

Kitchen/Diner

20'0 x 9'2

Fitted with a range of base units and drawers with matching wall mounted cabinets, Belfast sink with mixer tap, integrated dishwasher, space for cooker and fridge freezer, radiator, built-in pantry and two windows to rear.

Utility Room

14'2 x 5'3

With a door to front and rear, space and plumbing for washing machine, built-in cabinets and work top.

First Floor

Landing with window to side and built-in storage cupboard.

Bedroom 1

12'0 x 11'0

Window to front and radiator.

Bedroom 2

11'9 x 9'2

Window to rear and radiator.

Bedroom 3

8'8 x 8'7

Window to front, radiator and built-in wardrobe.

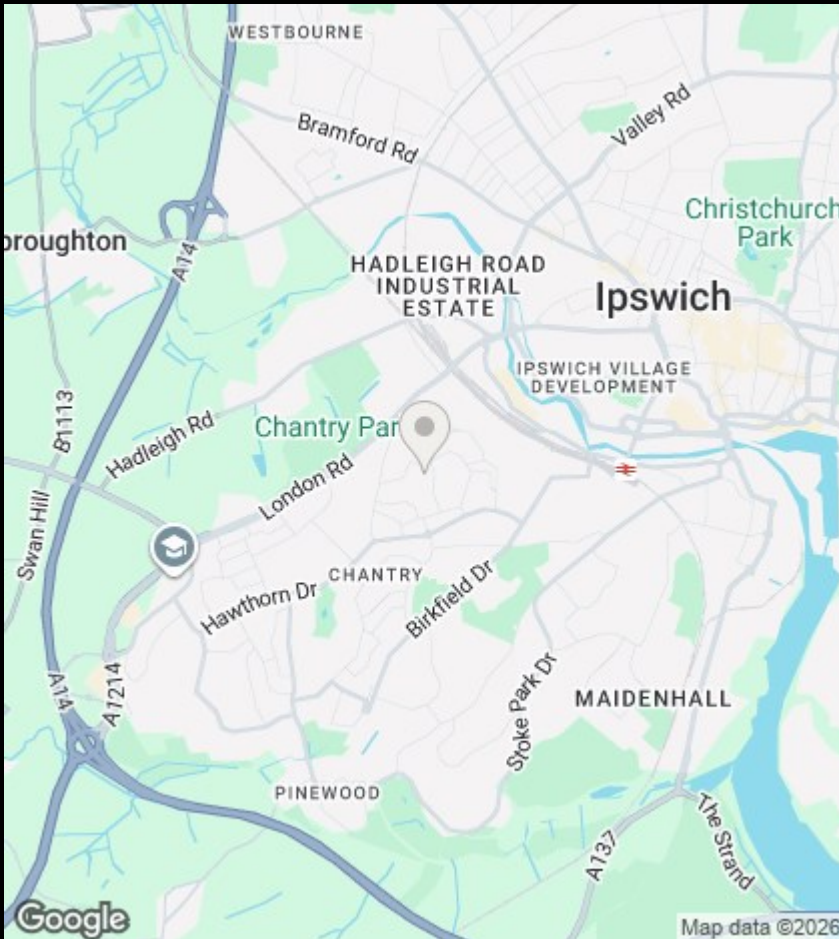
Bathroom

Fitted with suite comprising of 'P' shaped bath with shower over, pedestal wash basin, WC, tiled splash backs, radiator, tiled flooring and window to rear.

Outside

To the front of the property, there is a driveway that provides ample off road parking.

The rear garden is predominantly laid to lawn with patio area.



Viewings

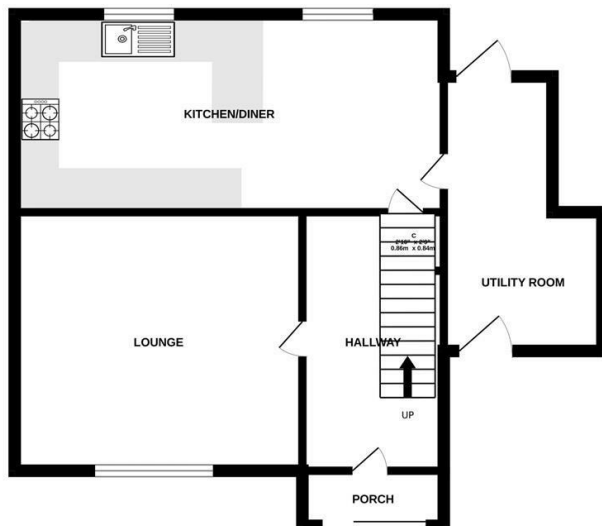
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

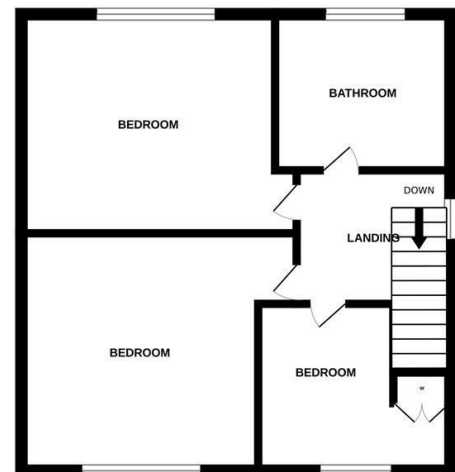
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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