Beechcroft Road, Ipswich,
£325,000

3 1 2 C

GRACE ESTATE AGENTS are delighted to present this extended three bedroom semi-detached house situated in the highly sought-after Crofts area of Ipswich, this extended three-bedroom semi-detached home offers generous living accommodation, excellent outside space, and superb practicality, making it an ideal choice for families.

The property features two spacious reception rooms, providing flexible living and entertaining space, alongside a large fitted kitchen complete with a breakfast bar, perfect for everyday family life. Upstairs, there are three well-proportioned bedrooms served by a modern first-floor family bathroom.

Externally, the home benefits from off-road parking for two vehicles and a beautifully landscaped rear garden, offering an attractive and private outdoor space to relax or entertain. A substantial outbuilding with power provides excellent potential as a workshop, home office, gym, or additional storage.

Located within the popular Crofts neighbourhood, the property enjoys convenient access to well-regarded schools, local amenities, and transport links, combining a desirable location with spacious family living.

Entrance Hall
13'7 x 5'9 (4.14m x 1.75m)
Entrance hall with stairs rising to the first floor, access to the ground-floor accommodation and useful storage.

Lounge
14'4 x 12'4 (4.37m x 3.76m)
Spacious reception room featuring a prominent bay window to the front aspect and a radiator.

Dining Room
12'6 x 10'2 (3.81m x 3.10m)
Dining area, tiled flooring with French doors opening to the rear garden.

Kitchen
16'1 x 7'3 (4.90m x 2.21m)
Fitted with a range of contemporary wall and base units, work surfaces, sink and drainer, and space for appliances. Windows overlook the side aspect, with a door providing access to the rear garden.

First-Floor Landing
Provides access to all three bedrooms and the family bathroom.

Master Bedroom
14'2 x 12'4 (4.32m x 3.76m)
Well-proportioned principal bedroom with a bay window to the front and a radiator.

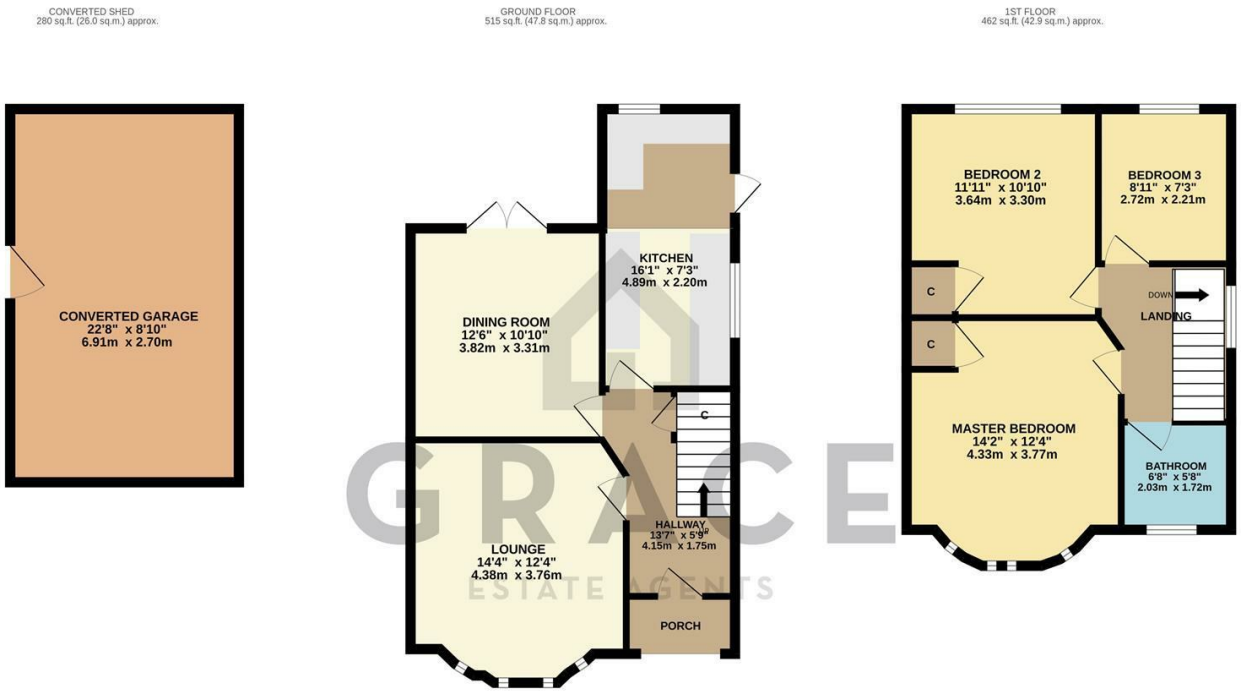
Bedroom Two
11'11 x 10'10 (3.63m x 3.30m)
Good-sized double bedroom with a double-glazed window and radiator.

Bedroom Three
8'11 x 7'3 (2.72m x 2.21m)
Third bedroom with a double-glazed window and radiator, suitable for use as a child's room, study or home office.

Bathroom
6'8 x 5'8 (2.03m x 1.73m)
Fitted with a three-piece suite comprising a panel-enclosed bath, wash basin and low-level WC, with a radiator and window.

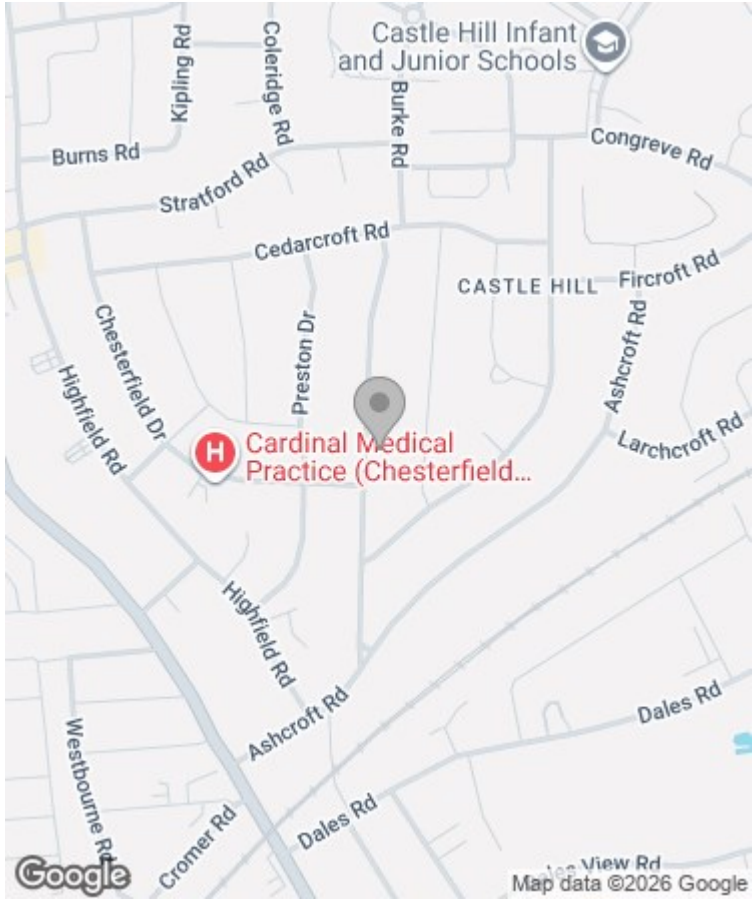
Converted Shed
22'8 x 8'10 (6.91m x 2.69m)
A substantial converted shed offering a versatile additional space, suitable for a home office, gym, studio, games room or a variety of other uses.

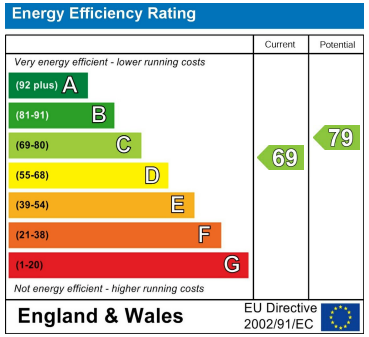
EPC
Please ask marketing agent for details.

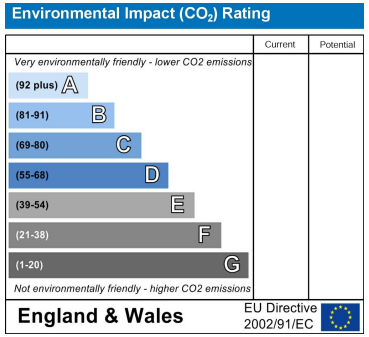


TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

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.
Made with Metropix ©2026







Viewing

Please contact our Grace Estate Agents Office on 01473 747728
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Alpha Business Park, 8 White House Road, Ipswich, Suffolk, IP1 5LT
Tel: 01473 747728 | Email: enquiries@graceestateagents.co.uk