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The Street, Ipswich, Copdock  
£270,000 Offers in Excess of



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GRACE ESTATE AGENTS are delighted to bring to market this charming two-bedroom semi-detached home located in a peaceful village setting.

Maycroft is a delightful two-bedroom semi-detached property situated in a quiet and attractive part of Copdock. The property offers two larger-than-average bedrooms, making it an appealing choice for couples, small families or those looking for comfortable additional space.

The ground floor provides a practical layout, including a ground-floor bathroom and comfortable living accommodation, while the conservatory provides a versatile additional room and a pleasant connection to the garden.

Outside, the property benefits from a private garden, providing space for outdoor dining, gardening or simply relaxing in a peaceful setting.

The Street in Copdock, is a predominantly residential area characterised by established homes, with many properties dating from earlier periods. The village setting offers a quieter lifestyle while remaining conveniently positioned for access to Ipswich and the surrounding area. Ipswich town centre is approximately 4 km from the postcode, with local bus services also available nearby.

Maycroft offers a rare combination of generous bedroom space, practical ground-floor living and a peaceful setting, making it an excellent opportunity for those seeking a comfortable home away from the hustle and bustle while remaining within easy reach of Ipswich.

### Living Room

11'9" x 11'9" (3.59m x 3.59m)

Window to front aspect, radiator and access to the kitchen.





### Kitchen

11'9" x 7'10" (3.59m x 2.39m)

Double glazed window to side aspect, matching eye level and base units with worktops over. Space for single oven, fridge freezer and washing machine. Single bowl sink with side drainer, wood style flooring and tiles splashback. Access to the conservatory and storage cupboard.

### Conservatory

7'4" x 7'4" (2.26m x 2.26m)

Double glazed windows, radiator, wood style flooring and uPVC door to the rear aspect.



### Bathroom

6'6" x 5'9" (2.00m x 1.76m)

Double glazed window to rear aspect, radiator, low level WC, hand wash basin, panelled bath with shower on riser rail and tiled splash back.

### Master Bedroom

15'7" x 7'10" (4.75m x 2.39m)

Two double glazed windows to rear aspect and radiator.

### Bedroom Two

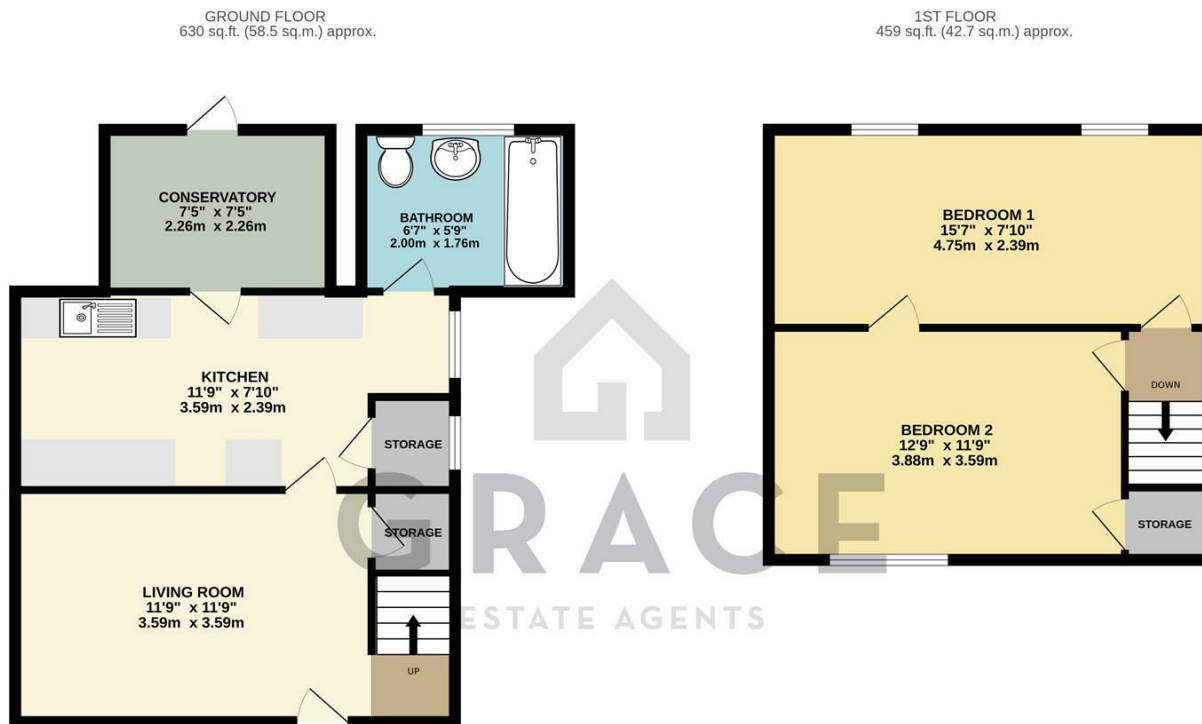
12'8" x 11'9" (3.88m x 3.59m)

Double glazed window to front aspect, radiator and storage cupboard.

### Rear Garden

The property benefits from a rear garden, accessed from the conservatory, providing a pleasant private outdoor space and complementing the additional reception area.





TOTAL FLOOR AREA: 1089 sq.ft. (101.2 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.

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## 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.

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