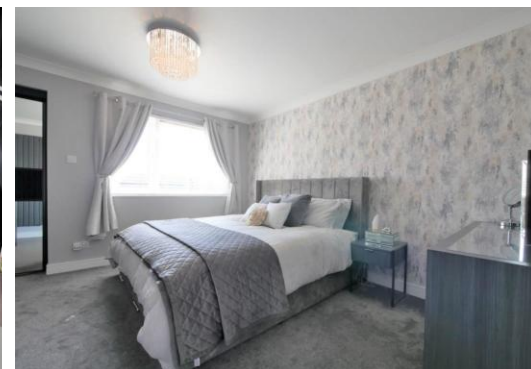




8 Maycroft Close, Ipswich, IP1 6RG

Guide Price £345,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

8 Maycroft Close, Ipswich, Suffolk, IP1 6RG

An exceptional three double bedroom semi-detached family home hugely benefitting from two storey extensions to the front and side, located within the in demand Crofts to the popular North-West of Ipswich. The extensively improved, stylish and versatile accommodation briefly comprises; entrance lobby, sitting room, striking high end Italian designed lounge-kitchen-breakfast room, separate utility room and cloakroom on the ground floor with landing, three double bedrooms (one with en-suite dressing room and one with dressing area recess and fitted wardrobes), and superb four-piece family bathroom with walk-in shower. To the outside the frontage offers great kerb appeal with allocated driveway parking and side access to an attached garage en-bloc, whilst the fabulous manicured rear garden enjoys a mature lawn, pressed resin path, elevated entertainment decking with water feature, and bespoke summerhouse with mains power and lighting. Viewing essential.

COMPOSITE DOUBLE GLAZED FRONT DOOR TO

Entrance lobby.

ENTRANCE LOBBY

Inset mat-well, wood effect luxury vinyl tile flooring, doors to sitting room and cloakroom.

SITTING ROOM

13' x 12' 11" approx. max. (3.96m x 3.94m) Double glazed window to front, radiator, stairs rising to first floor, under stairs cupboard and cubby cupboard, wood effect luxury vinyl tile flooring, marbled effect polished plaster feature wall, wall mounted television point, doors to lounge-kitchen-breakfast room and utility room.

LOUNGE-KITCHEN-BREAKFAST ROOM

29' 7" x 10' 11" approx. max. (9.02m x 3.33m) Two double glazed windows to rear, contemporary vertical radiator, striking comprehensive range of high end matt finished Italian design fitted soft close cupboard and drawer units with double drawer and integrated pull out storage and carousel systems, integrated appliances consisting of built-in Siemens double oven, full height fridge, full height freezer, and dish-washer, under unit courtesy lighting over quartz worktops with matching upright splashbacks and extending shaped peninsular breakfast bar, inset Siemens five ring induction hob, concealed extractor hood over with moulded front bonnet and side storage, under mounted one and a half bowl sink unit with milled stone drainer to side, inset LED ceiling lights, wood effect luxury vinyl tile flooring, French doors to garden.

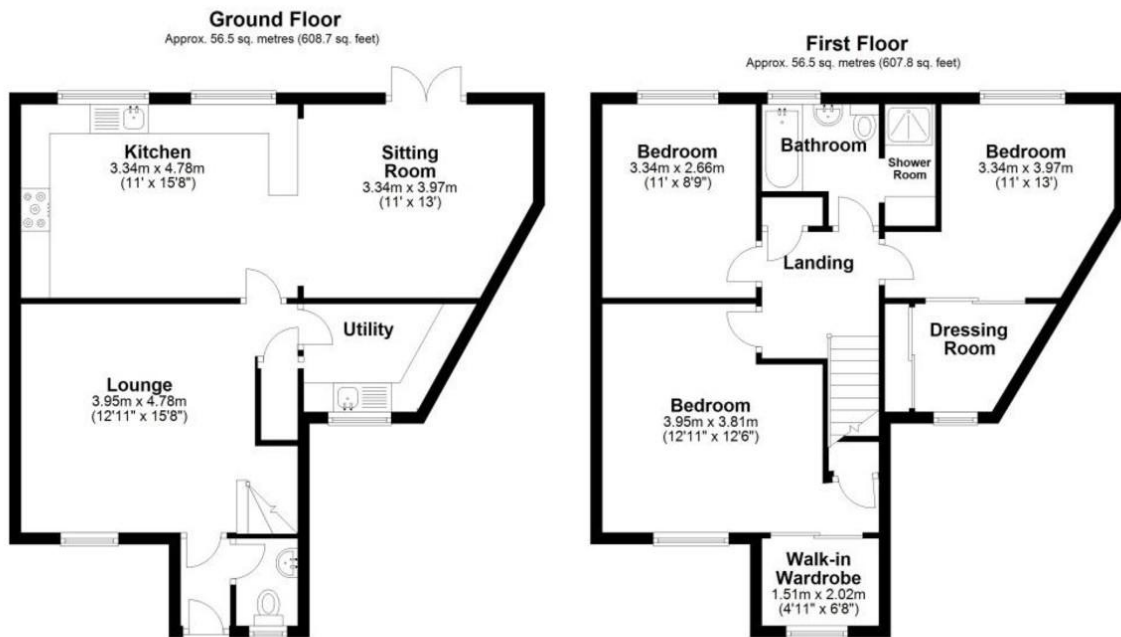
UTILITY ROOM

Double glazed window to front, radiator, contemporary gloss fronted base and eye level fitted cupboards, matching larder cupboard, wood effect worktop, inset stainless steel sink drainer unit with mixer tap, under counter spaces for washing machine and tumble dryer, inset LED ceiling lights, wood effect luxury vinyl tile flooring.

CLOAKROOM

Obscured double glazed window to front, chrome heated towel rail, low level WC, mounted hand-wash basin with mixer tap, natural stone effect tiled walls and floor, inset LED ceiling lights.





Total area: approx. 113.0 sq. metres (1216.4 sq. feet)
maycroft close, Ipswich

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access via drop down ladder to boarded loft space with light, built-in airing cupboard housing modern gas fired combination boiler, doors to.

BEDROOM ONE

12' 6" x 12' 6" approx. max. plus dressing area recess (3.81m x 3.81m) Double glazed window to front, contemporary vertical radiator, wall mounted television point, dressing area recess, built-in sliding fronted wardrobe with LED pelmet lighting.

BEDROOM TWO

11' 10" x 8' 8" approx. (3.61m x 2.64m) Double glazed window to rear, radiator, wall mounted television point.

BEDROOM THREE & EN-SUITE DRESSING ROOM

10' 11" x 9' 11" approx. max. plus recess (3.33m x 3.02m) Double glazed window to rear, radiator, wall mounted television point, sliding pocket doors revealing en-suite dressing room with double glazed window to front, radiator, built-in sliding mirror fronted wardrobe, inset LED ceiling lights, loft access to part boarded loft space.

FOUR PIECE FAMILY BATHROOM

Obscured double glazed window to rear, Chrome heated towel rail, fitted bath with mixer tap and separate rinser, mounted hand-wash basin with mixer tap set on reconstituted stone tiled top with cupboard under, low level WC with concealed cistern, walk-in shower with fixed head thermostatic shower and separate rinser over self-draining tiled floor, stone worktop with cupboard under, tiled walls with mosaic glass contrast border inserts, inset LED ceiling lights, extractor fan.

OUTSIDE

An attractive low maintenance frontage with slate chip beds and tegula block paved driveway providing off-road parking and shared driveway to side leading to attached garage en-bloc with up and over door entry. To the rear there is a beautifully kept manicured garden with mature lawn, pressed resin pathway, retained stocked beds, dual level entertainment decking with water feature, and bespoke summerhouse with mains power and lighting, electric panel heater and under soffit LED lighting. There is an external tap and lighting, and gated pedestrian side access to the garage en-bloc.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,194 PA (2026-2027).

Please note that the council tax improvement indicator, indicates improvements. This may require the council tax to be re-evaluated after purchase, which could affect the ongoing cost of council tax.

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill Primary and Ormiston Endeavour High.

DIRECTIONS

Leaving Ipswich town centre, head North on Henley Road toward Ivy St, turn left onto Defoe Rd, turn left onto Lingfield Rd, turn right onto Sandown Rd, turn right onto Maycroft Cl, the destination will be on the right.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot represent that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

8 Maycroft Close IPSWICH IP1 6RG	Energy rating C	Valid until: 31 July 2032 Certificate number: 0293-3018-3208-6892-8204
Property type	Semi-detached house	
Total floor area	113 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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