



**Cedarcroft Road, Ipswich, IP1 6BQ**

**welcome to**

## **Cedarcroft Road, Ipswich**

This stunning, semi-detached home has been extended and boasts three bedrooms, a large, open plan kitchen/diner/lounge, a ground floor shower room, a 1st floor bathroom, a generous, un-overlooked rear garden and ample off street parking.

### **Entrance Hall**

Stunning, light and airy entrance hall with Herringbone oak flooring throughout, an understairs storage cupboard with bespoke cabinets, one radiator, an exposed brick wall, seating and a coat rack.

### **Kitchen/Lounge/Diner**

Beautiful, light filled room with a double glazed bay window to the front, patio doors leading to the rear garden, a further double glazed window to the rear and a sky light. The kitchen benefits from eye and base level units in cashmere shaker style with grey marble effect worktop surfaces, a white, ceramic one and a half bowl sink plus drainer and chrome flexi mixer tap, a breakfast bar with space for 4 stools, an integrated double oven with induction hob and extractor hood, an integrated dishwasher and fridge freezer, bespoke shelving, spot lights and a grey, marble effect splashback. The living area benefits from a double glazed bay window to the front, Herringbone oak flooring throughout, oak door surrounds, radiators, a further white, vertical wall hung radiator, TV point and bespoke cabinets. This entire area is open plan, with one dividing wall between the kitchen and dining space, making this the perfect entertaining area.

### **Ground Floor Shower Room**

Oak effect flooring, partially panelled walls with acoustic panelling, spot lights, extractor fan, low level WC, wash hand basin, a corner shower with glass enclosure, waterfall showerhead, shower attachment and a marble effect splashback and chrome heated towel rail.

### **First Floor Landing**

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

### **Master Bedroom**

Double glazed bay window to the front, carpet flooring, one radiator and a quadruple fitted wardrobe.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with shower attachment, stone effect flooring, one radiator, part tiled walls and double glazed window to the front.

### **Outside:**

#### **Front Garden**

A block paved driveway, providing ample off street parking, a walled border and a side access door leading to a brick tunnel, leading on to the rear garden.

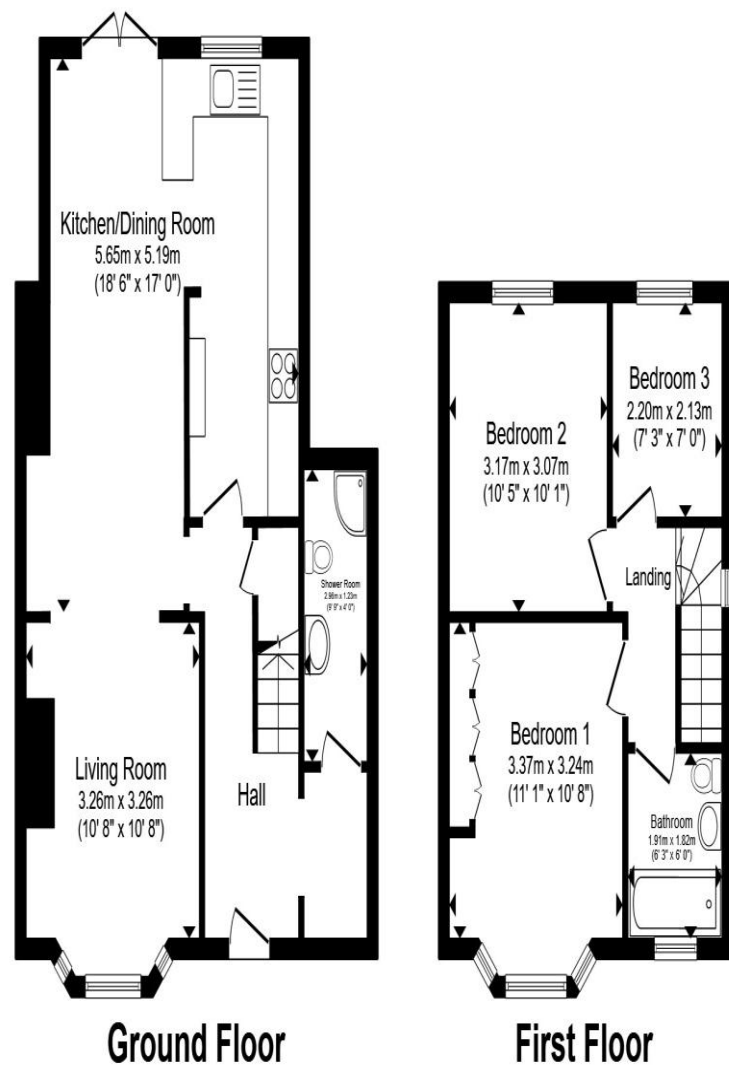
#### **Rear Garden**

Stunning, generous, un-overlooked rear garden, which benefits from the afternoon sun, with a curved patio seating area and block paved surround, a grassed area leading to the rear of the garden, a cabin, a covered BBQ area with power and hard standing seating, flower beds, an outside tap and light, a fully enclosed border and a side access door leading to the front of the property.

#### **Cabin**

French doors to entry, power and light. This cabin could make the perfect home office.





Total floor area 88.9 m<sup>2</sup> (957 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Cedarcroft Road,**  
**Ipswich**

- Complete onward chain
- Large, open plan kitchen/diner/lounge
- Ground floor shower room & 1st floor bathroom
- Generous, un-overlooked rear garden with cabin & BBQ area
- Ample off street parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£350,000 - £375,000**



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