



ipswich & suffolk



Larchcroft Road, Ipswich, IP1 6AN

O.I.E.O £300,000 Freehold

ipswich &
suffolk estate agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - Ipswich & Suffolk are delighted to be offering for sale this delightful 3 bedroom semi-detached bungalow located on the sought after Crofts development. The bungalow has been refurbished to a very good standard by the current owner in his tenure. Comprising Entrance porch, spacious lounge, three double bedrooms, modern fitted kitchen/diner with oak worktops, contemporary bathroom and covered lean to. Further benefits include double glazed windows (except where stated), gas central heating, detached garage with power & lighting, off road parking, extensive rear South facing garden, walking distance to local schools, shops and bus service. DON'T MISS OUT ON THIS BEAUTIFUL BUNGALOW.

ENTRANCE PORCH

12' 6" x 3' 5" (3.81m x 1.04m) Composite door Vinyl floor covering and carpet, radiator, shoe store and hanging space, double glazed windows to front aspect single glazed window into lounge glazed door into lounge.

LOUNGE

21' 2" max x 12' 6" max (6.45m x 3.81m) Carpeted flooring, radiator, double glazed door into lean to, glazed door to hallway.

LEAN TO

11' 4" x 9' 1" (3.45m x 2.77m) Door from lounge in to lean to, with further door to rear garden.

HALLWAY

Carpeted flooring, loft hatch gas combination boiler located in loft, shelved linen cupboard with radiator, doors to bedrooms, bathroom & kitchen/diner.

KITCHEN/DINER

20' 6" x 9' (6.25m x 2.74m) Comprising modern fitted matching eye level and base units with oak worktops, integrated dish washer and fridge/freezer, 4 ring Bosch induction hob with extractor over, Bosch double wall oven, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, double glazed windows to side and rear aspect, double glazed door to rear lean to.

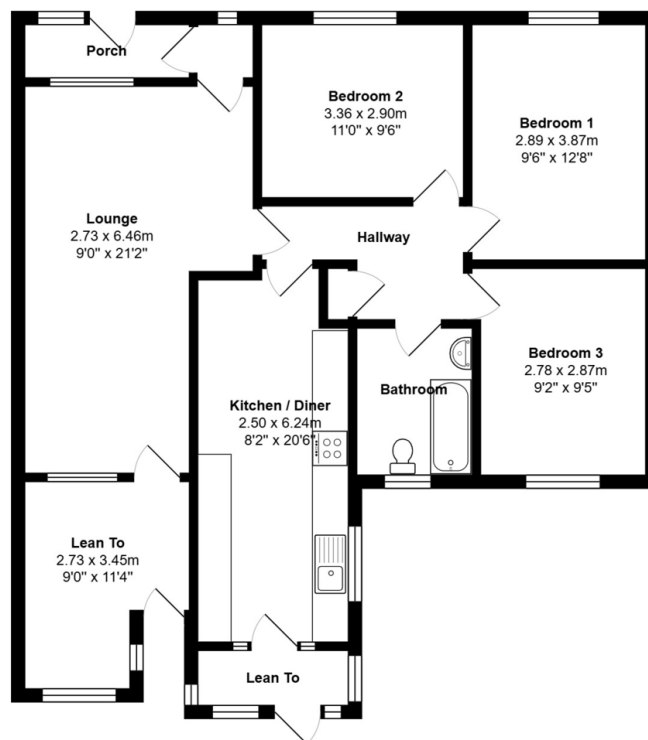
LEAN TO

9' 3" x 3' 6" (2.82m x 1.07m) Covered lean to with door to rear garden.

BEDROOM 1

12' 8" x 9' 6" (3.86m x 2.9m) Carpeted flooring, double glazed dual aspect window to front & side, radiator.





BEDROOM 2

11' x 9' 6" (3.35m x 2.9m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

9' 5" x 9' 2" (2.87m x 2.79m) Carpeted flooring, double glazed window to front aspect, radiator.

BATHROOM

8' x 5' 2" (2.44m x 1.57m) Comprising low level WC, wash hand basin with storage cupboards under, bath with shower over, floor to ceiling tiled walls, vinyl floor covering, touch light mirror, double glazed window to rear aspect, extractor fan, chrome heated towel rail.

GARAGE

17' 10" x 8' (5.44m x 2.44m) Up & over roller door, power & lighting connected, opening in to further storage area, side pedestrian door.

OUTSIDE

Front garden is mainly laid to lawn pathway to front door, driveway leading to detached garage, double gates for vehicular access if required leading to covered area, rear garden is mainly laid to raised lawn apple tree, garden shed behind garage has power & lighting, summer house and further timber garden shed, all enclosed by fencing and hedging.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £2,096.48

NEAREST SCHOOLS

Dale Hall CP school & Ormiston Endeavour Academy.

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 testify 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.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase. As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more. If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

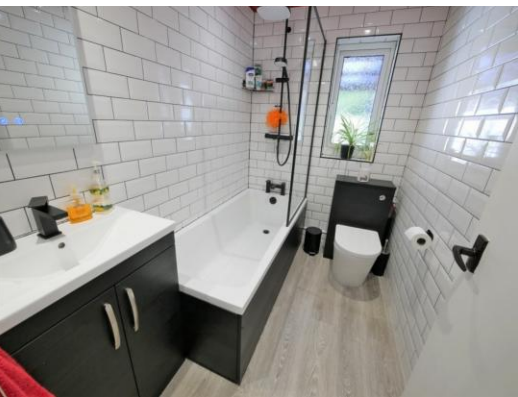
Broadband- To check the broadband coverage available in the area go to

<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>

Larchcroft Road IPSWICH IP1 6AN	Energy rating	Valid until:	7 November 2028
	D	Certificate number:	0888-6921-7249-6718-3900



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

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