



Elmcroft Road, Ipswich,
£325,000

GRACE ESTATE AGENTS are delighted to present this extended four-bedroom semi-detached home, situated in the highly desirable Crofts area. Recently fully refurbished to an high standard.

The property welcomes you with a spacious entrance hall, leading through to a generously sized living room, perfect for relaxing or entertaining. A separate dining room provides an excellent space for family meals or hosting guests, while the modern kitchen offers ample storage and worktop space. A utility room adds further practicality to the home.

The ground floor also benefits from a contemporary shower room and a versatile fourth bedroom or home office, ideal for flexible living arrangements, guest accommodation, or remote working.

Upstairs, the property features three well-proportioned bedrooms, including two spacious double rooms and a single bedroom. The family bathroom, finished to a high standard, includes a shower over bath, combining both style and functionality.

Externally, the property boasts a private rear garden, perfect for outdoor enjoyment, along with a garden shed providing excellent additional storage. To the front, there is a generous driveway offering off-road parking for two vehicles.

This is a fantastic opportunity to acquire a large, refurbished home in a sought-after location, ready to move straight into.

Porch

Tiled flooring, radiator, double glazed windows and Upvc door to front aspect.

Entrance Hall

Stairs to first floor, access to bedroom, family room, lounge/dinner and kitchen.

Family Room

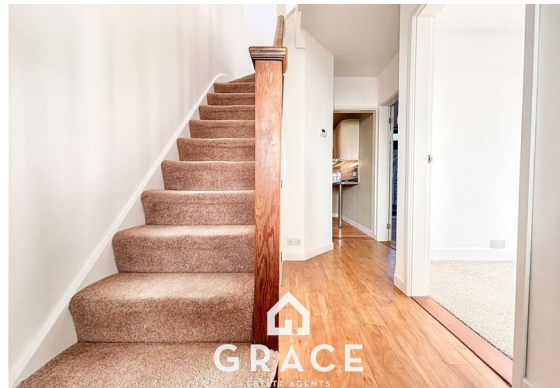
13'9" x 11'9" (4.20 x 3.59)

Double glazed bay windows to the front aspect and radiator.

Lounge/Diner

11'10" x 10'3" (3.62 x 3.14)

Double glazed windows and Upvc door to rear aspect. Radiator.





Kitchen

13'10" x 7'10" (4.23 x 2.41)

Wood style flooring, matching eye level and base units with work tops over. Double glazed window to side aspect, Velux window, single bowl sink with side drainer and mixer tap. Single oven with gas hob over and extractor fan over. Tiled and acrylic splash back. Radiator and access to the pantry. Space for dishwasher and fridge freezer.

Utility

8'2" x 6'11" (2.50 x 2.12)

Matching eye level and base units with work tops over, butler sink with acrylic splash back, radiator and wood style flooring, double glazed windows and stable door to rear aspect. Access to the bathroom and rear garden.

Bathroom

5'10" x 7'6" (1.79 x 2.31)

Tiled flooring, vanity unit with hand wash basin and low level WC. Walk in shower with tiled splash back, heated towel rail and double glazed window to rear aspect.

Master Bedroom

13'3" x 14'6" (4.06 x 4.44)

Double glazed bay windows to the front aspect, radiator and access to the storage cupboard.

Bedroom Two

12'1" x 10'0" (3.70 x 3.06)

Double glazed window to rear aspect and radiator.

Bedroom Three

9'9" x 7'6" (2.98 x 2.29)

Double glazed window to rear aspect and radiator.

Bathroom

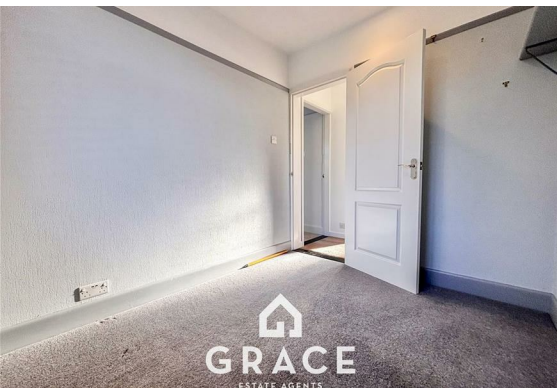
6'6" x 5'8" (1.99 x 1.73)

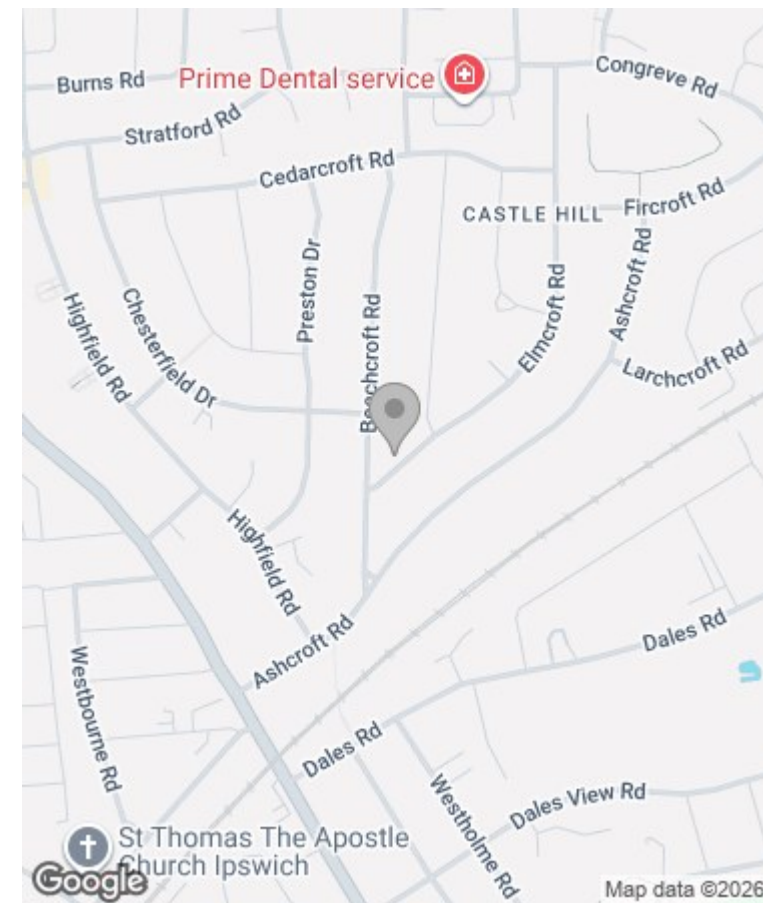
Hand wash basin, low level WC, panelled bath with shower on a riser rail, tiled splash back, marbled style flooring and a double glazed window to front aspect.

Outside

Patio leading to a lawned area with fenced boundaries.

Front garden - block paved driveway with side access to the rear garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		73	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
		EU Directive 2002/91/EC	

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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