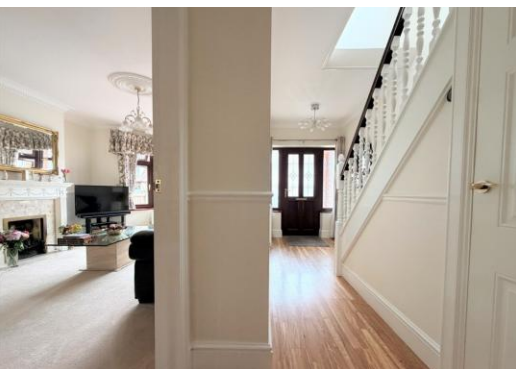




27 Crofton Road, Ipswich, Suffolk, IP4 4QS

Guide Price £400,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

A rarely available extended three bedroom semi-detached family home of excellent proportions, offering scope for further development (subject to planning permission). The accommodation comprises; entrance hall, sitting and living room, kitchen and dining room, separate utility room, and cloakroom on the ground floor, with landing, three bedrooms and a modern four-piece bathroom on the first floor. To the outside there is a substantial frontage providing ample driveway parking and carport, gated side vehicle access connects to further driveway accessing a double garage, which could potentially have a number of alternative uses (subject to planning permission). The extended, impressive rear garden wraps around the back of the neighbouring property gaining valuable additional garden land, there is also a sandstone entertainment patio, wooden workshop and shed. Early viewing to fully appreciate this desirable property in it's highly sought location is highly recommended.

PILLARED SHELTERED ENTRANCE TO:

ENTRANCE HALL

Two radiators, telephone point, under stairs cupboard, stairs rising to first floor, wood effect luxury vinyl tile flooring, dado rail, doors to cloakroom, sitting/living room, and kitchen/dining room.

SITTING/LIVING ROOM

23' 10" x 12' 6" max. narrowing to 10' 10" approx. (7.26m x 3.81m) Double glazed bay window to front, two radiators, living flame coal effect gas fire, television, telephone and BT Openreach points, dado rail, double doors connecting to kitchen/dining room.

KITCHEN/DINING ROOM

10' 7" x 21' 11" approx. (3.23m x 6.68m) Double glazed window to rear, double glazed French doors opening out to garden patio, double glazed door to side, radiator, an extensive range of base and eye level fitted cupboard, drawer and display units with integrated corner unit carousel, peninsular serving surface with inset electric hob and extractor fan over, bar, granite effect work surfaces, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap, built-in electric oven and grill, integrated fridge, tiled splash backs and floor, inset ceiling lights, door to utility room.

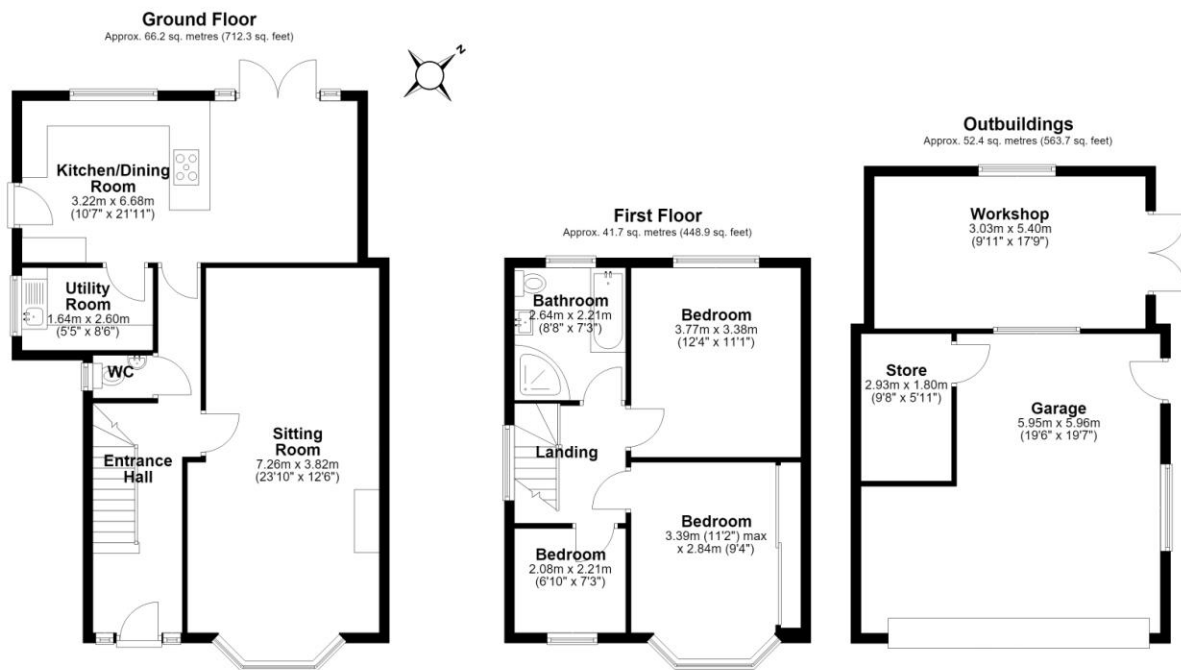
UTILITY ROOM

5' 5" x 8' 6" approx. (1.65m x 2.59m) Double glazed window to side, radiator, base and eye level fitted units, granite effect work surfaces, inset round bowl sink with mixer tap, integrated freezer, under counter spaces for washing machine and tumble dryer, cupboard concealing wall mounted gas fired boiler, tiled splash backs and floor, inset ceiling lights.

CLOAKROOM

Obscure double glazed window to side, radiator, low level WC, wall hung hand wash basin with mixer tap, tiled splash backs, wood effect tiled floor.





STAIRS RISING TO FIRST FLOOR

Obscure double glazed window to side, doors to:

BEDROOM ONE

11' 2" max. x 9' 4" approx. (3.4m x 2.84m) double glazed bay window to front, radiator, television point, bedside courtesy lights, built-in sliding mirror fronted wardrobes, inset ceiling lights.

BEDROOM TWO

12' 4" x 11' 1" approx. (3.76m x 3.38m) Double glazed window to rear, radiator, telephone point.

BEDROOM THREE

6' 10" x 7' 3" approx. (2.08m x 2.21m) Double glazed window to front, radiator, television point.

FOUR PIECE BATHROOM

8' 8" x 7' 3" approx. (2.64m x 2.21m) Obscure double glazed window to rear, chrome heated towel rail, modern four piece suite consisting of a panel bath with mixer tap, shower cubicle with thermostatic shower, wall hung hand wash basin with mixer tap and cupboard unit under, stone effect fully tiled walls, wood effect tiled floor, inset ceiling lights.

OUTSIDE

To the outside there is a substantial frontage providing ample driveway parking with lit pillared sheltered entrance which turns to a side carport, gated side vehicle access connects to further driveway accessing a double garage, which could potentially have a number of alternative uses, including but not limited to, annexed living space, a work from home office, or gym (subject to planning permission). The extended, impressive fence enclosed rear garden wraps around the

back of the neighbouring property gaining valuable additional garden land, there is also a sandstone entertainment patio, raised timber planters, wooden workshop and shed. There is an external tap and lighting.

DOUBLE GARAGE

19' 6" x 19' 7" approx. (5.94m x 5.97m) Remotely controlled electric up and over entry door, double glazed window to side, personal door to garden, mains power and lighting, internally there is a separated storage area. There are ten 6kw fitted solar panels, which are available by separate negotiation.

WORKSHOP

19' 11" x 17' 9" approx. (6.07m x 5.41m) Attached to the rear of the garage is a useful wooden workshop with double door entry and window to rear.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,468.25 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

St Johns primary, St Albans Catholic and Copleston High secondary.

DIRECTIONS

Leaving Ipswich town centre, head North along Tuddenham Rd, at the roundabout, take the 3rd exit onto Colchester Rd/A1214, go through 2 roundabouts, turn right onto Crofton Rd, the destination will be on the left.

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)

27 Crofton Road IPSWICH IP4 4QS	Energy rating	Valid until:	12 July 2036
	B	Certificate number:	2140-7003-6060-1109-7995

Property type

Semi-detached house

Total floor area

108 square metres



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

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