



Ashcroft Road, Ipswich,
£260,000

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Porch

2'5" x 5'9" (0.76 x 1.76)

Double glazed Upvc doors to front aspect and access to the entrance hall.

Entrance Hall

Radiator, access to the cloakroom, kitchen/diner and stairs to the first floor.

Kitchen/Diner

23'5" x 18'9" (7.15 x 5.72)

Double glazed bay windows to front aspect, double glazed window to side aspect, double glazed windows and Upvc doors to rear aspect. Wood style flooring, radiator, matching eye level and base units with worktops over, integrated oven with extractor over, tiled splash back, single bowl sink with side drainer and mixer tap. Access to the Utility and living space. Log burner with tiled hearth and radiator.

Cloakroom

4'11" x 4'10" (1.51 x 1.49)

Low level WC, hand wash basin, wood style flooring, heated towel rail, tiled splash back and double glazed window to side aspect.

Utility room

Double glazed window to rear aspect.

Bathroom

7'1" x 5'8" (2.17 x 1.74)

Low level WC, hand wash basin vanity unit, walk in shower with rainfall shower and shower on a riser rail. Tiled splashback and flooring. Heated towel rail and double glazed window to front aspect.

Master Bedroom

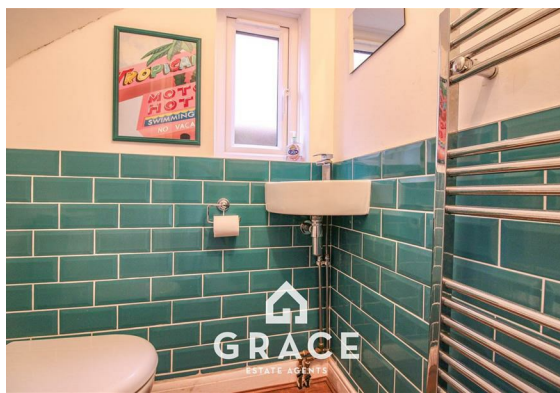
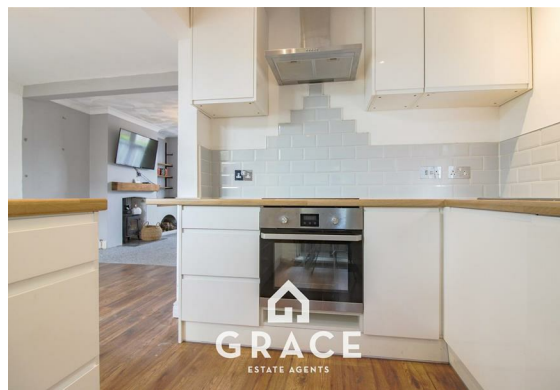
12'4" x 13'8" (3.76 x 4.18)

Double glazed bay windows to front aspect and radiator.

Bedroom Two

11'10" x 10'4" (3.63 x 3.17)

Double glazed window to rear aspect and radiator.





Bedroom Three

9'0" x 9'0" (2.75 x 2.75)

Double glazed window to rear aspect.

Outside

Landscaped rear garden, fenced boundaries and side access to the front of the property.

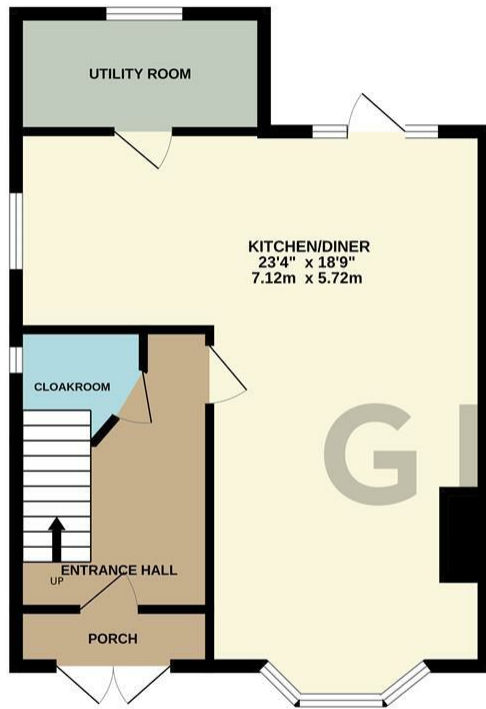
Front garden - block paved driveway for two vehicle's.

EPC

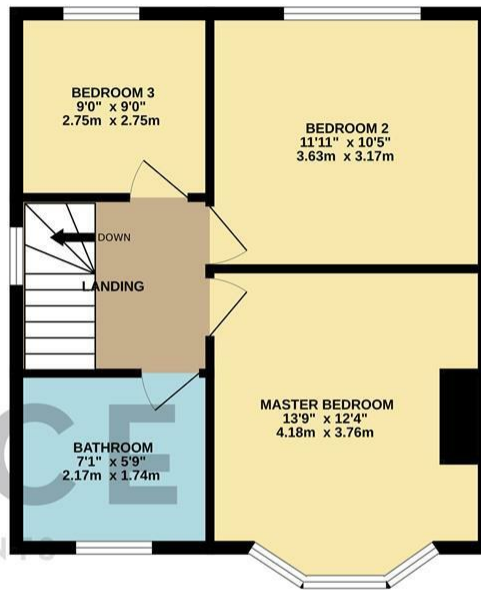
Please ask the marketing agent for EPC details.



GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.

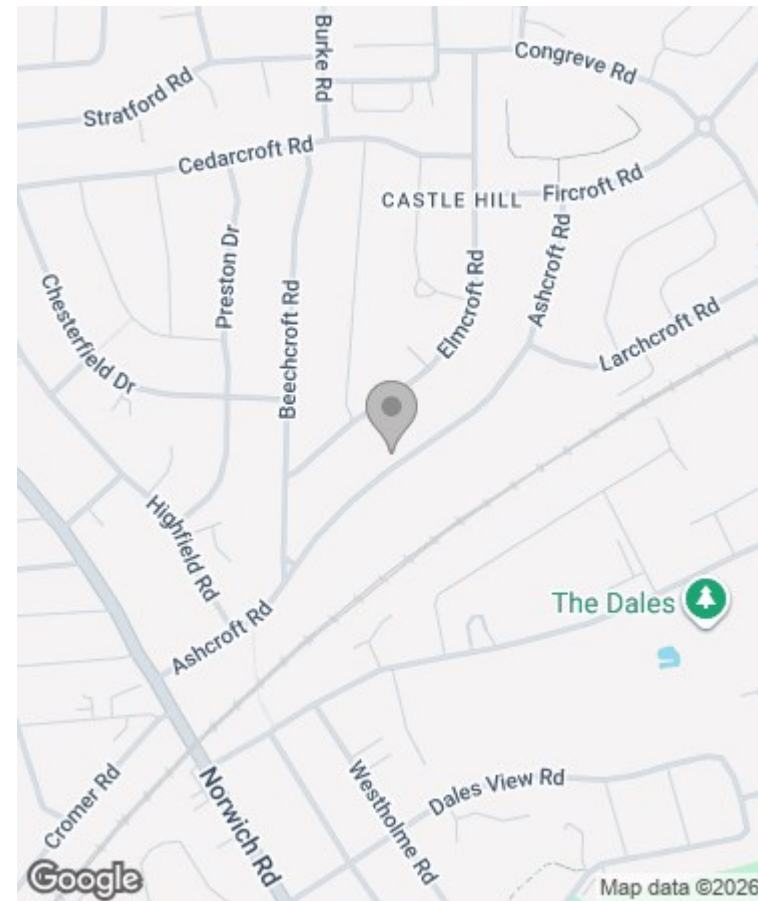


1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		66	79
England & Wales		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			
England & Wales		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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