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26 Cedarcroft Road, Ipswich, Suffolk, IP1 6BJ

Guide Price: £290,000 Freehold

ipswich & suffolk   
estate agents  
Part of the Your Ipswich Group

# 26 Cedarcroft Road, Ipswich, Suffolk, IP1 6BJ.

## SUMMARY

A delightful recently refurbished 1960's three bedroom semi-detached home with a new constructed detached outbuilding, set in newly laid patio and gardens with off-road parking. Set to the popular North-West side of the town in 'The Crofts' Development, the town centre, parks, amenities, schooling, facilities, shops and bus services are all nearby.

Working from home? This property is equipped with a newly constructed detached outbuilding, suitable for a number of uses, hobbies and such a like, currently used as a home gym, with garden store beside.

The accommodation has recently undergone a refurbishment programme to include re-wiring, a ground floor Smart under floor heating system, new kitchen, new flooring, additional wardrobes and storage space, newly laid patio and garden alongside redecoration.

The accommodation briefly comprises: a stylish kitchen fitted by Howdens with dining space and utility area, sitting room with bay window and a feature wall with display shelving, storage and central flame effect fire, spacious entrance hall, master bedroom with fitted storage and wardrobes, two further bedrooms one with fitted storage and wardrobe, first floor shower room with separate cloakroom. The driveway provides off road parking and shared access to the side leads to the rear garden with gated access. The rear garden is now complete with a newly laid patio abutting the kitchen, newly seeded lawn, raised planter beds and has access to the detached outbuilding.



## THE ACCOMMODATION & MEASUREMENTS:

### ENTRANCE HALL

### SITTING ROOM

Approx 11' 7" x 11' (3.53m x 3.35m)

### KITCHEN/DINING ROOM

Approx 17' 9" x 11' 10" (5.41m x 3.61m)

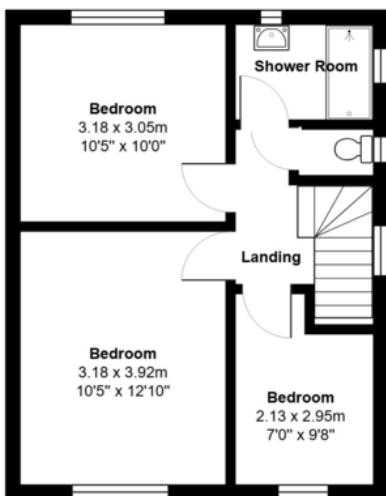
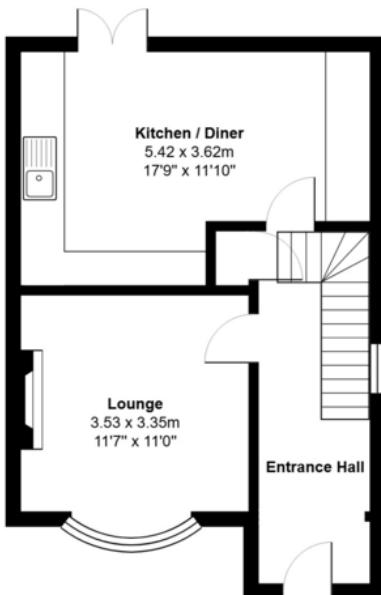
### ON THE FIRST FLOOR

### LANDING

### BEDROOM ONE

Approx 12' 10" x 10' 5" (3.91m x 3.18m)





Total Area: 97.1 m<sup>2</sup> ... 1045 ft<sup>2</sup>

## BEDROOM TWO

Approx 10' 5" x 10' (3.18m x 3.05m)

## BEDROOM THREE

Approx 9' 8" x 7' (2.95m x 2.13m)

## SHOWER ROOM

## OUTSIDE

Set back from the road, the driveway provides off road parking and shared side access leads to the rear garden via gated access.

The rear garden has a newly laid patio adjoining the kitchen/dining room and the lawn has been newly seeded with raised plant beds. At the rear of the garden stands the newly constructed and finished insulated **DETACHED OUTBUILDING** measuring approx 11'10" x 9'2" with adjoining **GARDEN STORE/WORKSHOP** measuring approx 9'2" x 7'9".

The main outbuilding is insulated with power and electric heater, currently used as a home gym, a versatile space suiting a number of uses and hobbies. The neighbouring store offers storage shelving and a work area.

## COUNCIL TAX

Ipswich Borough Council tax band B, approx £1,834.42p (2025-2026).

## NEARBY SCHOOLING

Primary - The Beeches and Castle Hill.

Secondary - Westbourne Academy, Ormiston Endeavour Academy and Claydon High.

## SERVICES

We understand mains water, electric, gas and sewerage are connected.

## 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](https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

## 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>

## 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.

### Energy performance certificate (EPC)

26 Cedarcroft Road IPSWICH IP1 6BJ	Energy rating <b>C</b>	Valid until: 25 March 2033
Certificate number:	2497-3025-9207-9657-2204	
Property type	Semi-detached house	
Total floor area	80 square metres	



**VIEWING STRICTLY BY APPOINTMENT  
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