



Aldercroft Road, Ipswich, IP1 6PL

Guide Price £320,000 Freehold



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SUMMARY

A cherished and chain free three bedroom extended semi-detached family home with garage, favourably located to the popular North West of Ipswich on the desirable upper tier of the crofts. The well maintained accommodation is of good extended proportions and briefly comprises; entrance hall, sitting room, dining room, fitted kitchen, lounge, conservatory, utility room and cloakroom on the ground floor with landing, three bedrooms and family bathroom on the first floor. To the outside there is a resin pressed pea shingle driveway with up and over vehicle access to an attached garage, whilst to the rear there is an attractive well stocked garden with elevated entertainment patio, workshop and shed. Early viewing to fully appreciate is highly recommended.

DOUBLE GLAZED COMPOSITE FRONT DOOR TO

ENTRANCE HALL

Double glazed window to side, radiator, wood laminate flooring in lobby area, door to cloakroom, stairs rising to first floor, built-in understairs cupboard, telephone point, doors to sitting room and kitchen.

SITTING ROOM

11' x 15' 11" approx. (3.35m x 4.85m) Double glazed window to front, radiator, exposed brick fireplace with coal effect gas fire, two wall uplighters, television point, door to dining room.

KITCHEN

7' 11" x 22' max. approx. (2.41m x 6.71m) Double glazed window to rear through to conservatory, double glazed window to side, radiator, an extensive range of natural wood base and eye level fitted cupboard and drawer units, granite effect work surfaces and breakfast bar, inset composite sink drainer unit with mixer tap, tiled splash backs, built-in double oven, inset electric hob with extractor fan over, spaces for washing machine and fridge, tile effect flooring, door to lounge area and utility room.

LOUNGE

9' 9" x 12' approx. (2.97m x 3.66m) Double glazed window to rear, radiator, dado rail, television point, door to conservatory opening through to dining area.

DINING AREA

9' 3" x 9' 1" approx. (2.82m x 2.77m) Radiator, dado rail.

UTILITY ROOM

7' 2" x 9' 5" approx. (2.18m x 2.87m) Double glazed window to rear, base and eye level fitted units, rolled edge work surface, space for fridge-freezer, tiled splash backs and floor, door to garage, double glazed door to garden.

CONSERVATORY

9' 4" x 9' 10" approx. (2.84m x 3m) Set on brick with a lean to style UPVC roof, double glazed to three aspects, double glazed French doors opening out to patio, tiled floor, mains power sockets.





Total Area: 132.5 m² ... 1426 ft²

CLOAKROOM

Double glazed window to side, radiator, low level WC, round bowl shaped hand wash basin with mixer tap mounted atop, low level WC, tiled splash back, tile effect flooring, extractor fan.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to side, loft hatch access with drop down ladder to fully boarded loft space with light, doors to.

BEDROOM ONE

11' x 12' 10" approx. (3.35m x 3.91m) Double glazed window to front, radiator, fitted triple wardrobe with matching drawer unit and bedside tables.

BEDROOM TWO

9' 7" x 12' 2" approx. (2.92m x 3.71m) Double glazed window to rear, radiator, fitted wardrobes and drawer unit with matching bedside tables, built-in airing cupboard housing hot water tank.

BEDROOM THREE

7' 5" x 8' 11" approx. (2.26m x 2.72m) Double glazed window to rear, radiator, fitted wardrobe, eye level fitted cupboard housing modern wall mounted gas fired boiler.

FAMILY BATHROOM

Obscure double glazed window to front, radiator, wall mounted electric fan heater, panel bath with mixer tap and shower attachment, pedestal hand wash basin, low level WC, tiled walls and floor.

OUTSIDE

To the outside there is a resin pressed pea shingle driveway with up and over vehicle access to an attached garage with mains power and lighting,

whilst to the rear there is an attractive well stocked South Easterly facing garden, mainly laid to established lawn with steps up to an elevated railed entertainment patio. A shaped pathway leads to a secondary patio area which is separated by trellis and accesses the workshop and shed. There are a variety of trees, shrubs and plants, charming seating area with pagoda over, external tap and lighting.

GARAGE

7' 5" x 16' 9" approx. (2.26m x 5.11m) Up and over door entry with internal door to utility room. Mains power and lighting.

WORKSHOP

15' 6" x 9' 6" approx. (4.72m x 2.9m) Double door entry, windows to front and side aspects, mains power and lighting.

IPSWICH BOROUGH COUNCIL

Tax band C - £2,194 PA (2026-2027). Please note that the council tax improvement indicator, indicates improvements. This may require the council tax to be re-evaluated after purchase, which could affect the ongoing cost of council tax.

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary and Ormiston Endeavour secondary.

DIRECTIONS

Leaving Ipswich town centre, head north on Henley Rd, turn left onto Larchcroft Rd, turn right onto Pearcroft Rd, turn left onto Aldercroft 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 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.

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Energy performance certificate (EPC)		
Aldercroft Road IPSWICH IP1 6PL	Energy rating C	Valid until: 18 March 2036
		Certificate number: 2130-1007-5060-8100-1991
Property type	Semi-detached house	
Total floor area	100 square metres	



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

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