



17 Pearcroft Road, Ipswich, Suffolk, IP1 6PJ

Guide Price £345,000 Freehold

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Part of the Your Ipswich Group

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Located in the desirable Croft's development to the North-West of Ipswich this desirable 4 bedroom extended family home within walking distance to local schools, shops and bus service. Arranged over two floors comprising enclosed porch, entrance hall, lounge, open plan kitchen/dining, conservatory, utility room, stairs to first floor leading to 4 bedrooms and family bathroom, further benefits include double glazing throughout except where stated, gas central heating, garage plus off road parking, rear garden. CALL TODAY TO BOOK YOUR APPOINTMENT.

PORCH

Enclosed porch, laminate flooring double glazed door into entrance hall.

ENTRANCE HALL

Laminate flooring, radiator with cover, stairs to first floor, storage under stairs, doors to lounge and kitchen/dining.

LOUNGE

15' 9" x 10' 8" (4.8m x 3.25m) Laminate flooring, radiator, double glazed window to front aspect, feature fireplace.

KITCHEN/DINER

17' 3" x 8' 6" (5.26m x 2.59m) Matching wall & base units with roll edge worktops, gas cooker to remain, stainless steel sink & drainer with swan neck mixer tap, plumbing for dish washer, space for fridge/freezer, radiator, larder cupboard with single glazed window into garage, double glazed window to rear aspect, double glazed patio doors into conservatory, and door into utility room.

CONSERVATORY

8' 11" x 7' 3" (2.72m x 2.21m) Laminate flooring, double glazed doors to side aspect into garden.

UTILITY ROOM

11' 9" x 7' 7" (3.58m x 2.31m) Work top, plumbing for washing machine, space for tumble dryer, wall mounted Baxi boiler installed in Jan 2026, radiator, double glazed door & window to rear aspect, internal door into garage.

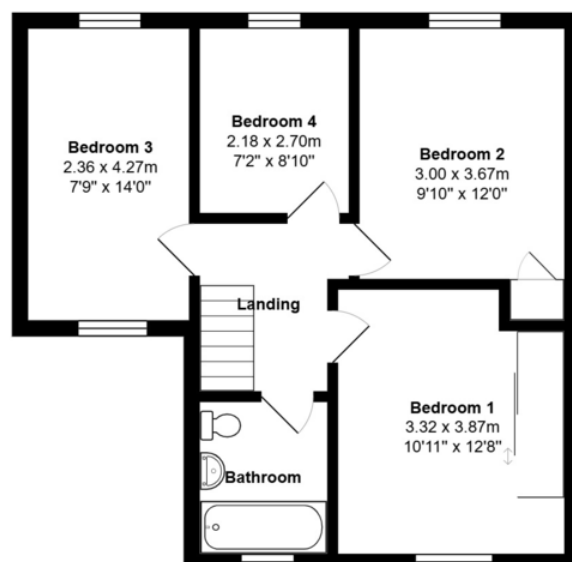
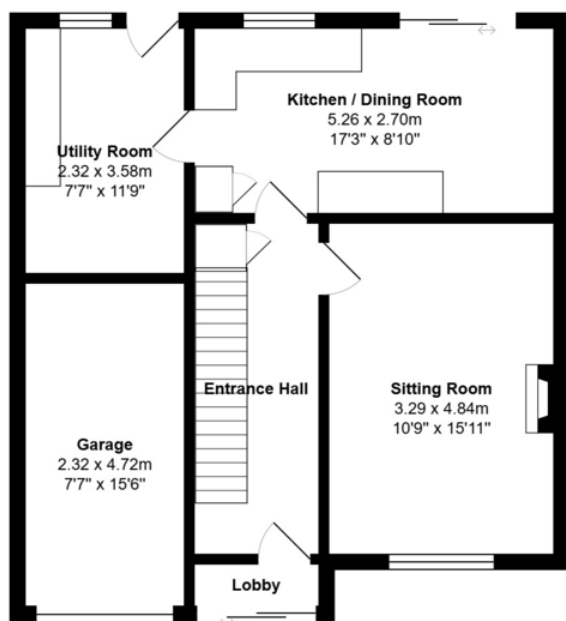
STAIRS

Carpeted stairs which splits at top of stairwell, carpeted landing, loft hatch, doors to bedrooms and bathroom.

BEDROOM 1

12' 9" x 10' 7" (3.89m x 3.23m) Laminate flooring, radiator, 3 door built in wardrobe, double glazed window to front aspect.





Total Area: 114.8 m² ... 1236 ft²

All measurements are approximate and for display purposes only

BEDROOM 2

12' 1" x 9' 10" (3.68m x 3m) Laminate flooring, radiator, double glazed window to rear aspect, shelved storage cupboard.

BEDROOM 3

14' 1" x 7' 8" (4.29m x 2.34m) Laminate flooring, dual aspect double glazed windows to front & rear aspect, radiator, loft hatch.

BEDROOM 4

8' 10" x 7' 2" (2.69m x 2.18m) Laminate flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin and bath with electric shower over, extractor fan, tiled flooring, radiator, double glazed window to front aspect.

OUTSIDE

Block paved off road parking, door to garage. Rear garden is mainly laid to lawn with stepping stones leading to timber garden shed, patio area, flower & shrub borders, all enclosed by fencing.

GARAGE

15' 6" x 7' 8" (4.72m x 2.34m) With up & over roller door power & lighting connected.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council
Council Tax Band (C) £2,194.00

NEAREST SCHOOLS

Dale Hall CP & Ormiston Endeavor Academy.

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.

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

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>

Energy performance certificate (EPC)

17 Pearcroft Road IPSWICH IP1 6PJ	Energy rating C	Valid until: 29 July 2036
		Certificate number: 9536-6923-0600-0280-4272

Property type: Semi-detached house

Total floor area: 102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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