



**Beechcroft Road, Ipswich, IP1 6BA**

**welcome to**

## **Beechcroft Road, Ipswich**

This well-presented, semi-detached home benefits from three bedrooms, a bay fronted lounge, a stunning dining room/snug, a 1st floor bathroom, a beautiful South-West facing rear garden, a garage, off street parking and NO ONWARD CHAIN!!

### **Entrance Porch**

Tiled flooring, double glazed window to the front and a door to the hall.

### **Entrance Hall**

Carpet flooring, one radiator and an understairs storage cupboard housing the fuse box.

### **Lounge**

Double glazed bay window to the front, carpet flooring, a gas fire and TV point.

### **Dining Room/Snug**

Stunning, open plan room with sliding doors to the conservatory, wall hung lights, carpet flooring, one radiator, a wall papered wall and a gas fire. This room is adjacent to the kitchen and could be knocked through to create a large open plan room, subject to building control.

### **Kitchen**

Spacious kitchen with eye and base level units in wood with marble effect worktop surfaces, an integrated double oven with electric hob and extractor hood, space for a fridge/freezer and washing machine, tiled splashback, a stainless steel sink plus drainer and chrome mixer tap, a boiler, extractor fan, one radiator, tiled effect flooring, double glazed windows to the front and rear and a door to the garden.

### **Conservatory**

Sliding doors to entry, a tilt and turn door leading to the garden, double glazed windows to the side and rear and tiled effect flooring.

### **First Floor Landing**

Carpet flooring, double glazed window to the side and loft hatch.

### **Master Bedroom**

Double glazed bay window to the front, carpet flooring, one radiator, a wall papered wall, a fitted wardrobe and a further double fitted wardrobe.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring, one radiator and a full wall of fitted wardrobes.

### **Bedroom Three**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bathroom**

Double glazed window to the front, stone effect flooring, a walk in shower with white, panelled stone effect walls, low level WC, pedestal wash hand basin, part tiled walls, one radiator and loft hatch.

### **Outside:**

#### **Garage**

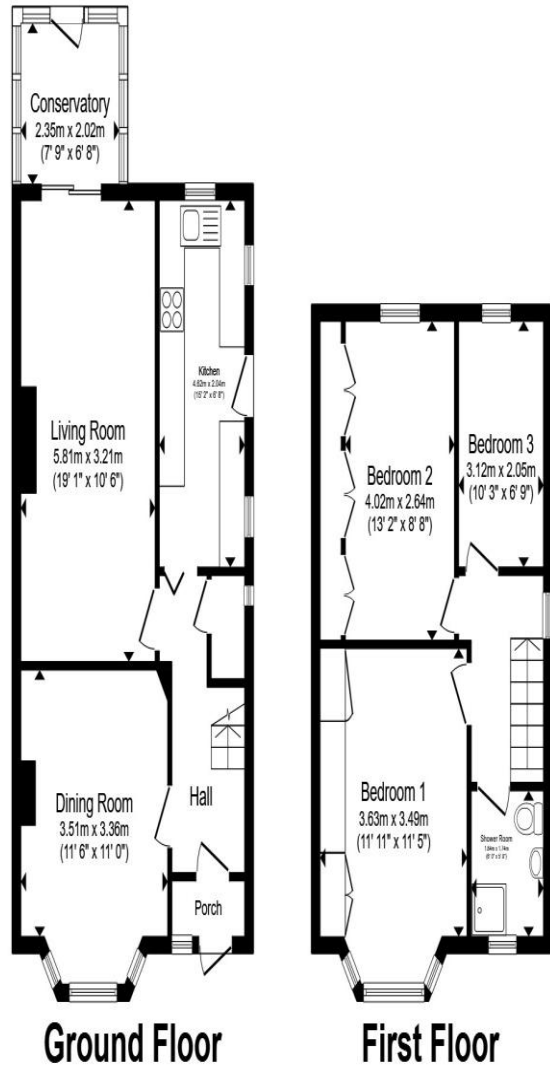
Power, light, a door to entry and a WC.

#### **Front Garden**

A concrete imprint driveway, providing off street parking for two large vehicles, a walled border, double gates leading to the rear garden, a further driveway and a garage.

#### **Rear Garden**

Beautiful, un-overlooked, South-West facing garden with double gates to the side, a door to the garage, a further gate leading to the remainder of the garden with multiple patio seating areas, a grassed area, raised flower beds and a fully enclosed border with concrete post fencing.



Total floor area 98.5 m<sup>2</sup> (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Beechcroft Road,**  
**Ipswich**

- No onward chain
- Three bedrooms
- Bay fronted lounge
- Stunning dining room/snug
- 1st floor bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of  
**£275,000**



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Property Ref:  
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