



GRACE
ESTATE AGENTS



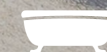
GRACE

ESTATE AGENTS

Ashcroft Road, Ipswich,
£425,000



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GRACE ESTATE AGENTS are delighted to present this beautifully renovated four-bedroom detached home which offers spacious and versatile accommodation finished to a high specification throughout, making it ideal for modern family living.

The property boasts a generous living room filled with natural light, alongside a separate dining room and well-appointed kitchen, creating excellent spaces for both everyday living and entertaining. Upstairs, the home benefits from four well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property continues to impress with ample off-road parking, a detached double garage with power, and a beautifully landscaped rear garden designed for both relaxation and outdoor enjoyment. A standout feature is the insulated timber-frame outbuilding complete with double glazed windows and power, offering fantastic potential for a home office, gym, studio, or additional entertaining space.

Combining quality finishes, flexible living space, and excellent external features, this superb detached home is perfectly suited for growing families and those seeking stylish, move-in-ready accommodation.

Entrance Hall

Herringbone style flooring, radiator, access to the cloak room, dining room, living room, stairs to the first floor and a storage cupboard.

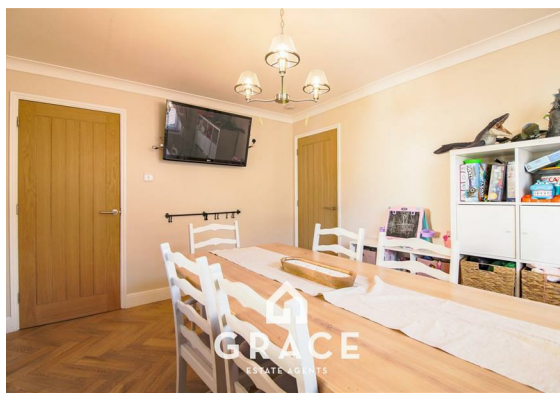
Cloakroom

Low level WC, heated towel rail, vanity hand wash basin with mixer tap, wood style flooring and double glazed window to side aspect.

Dining Room

12'7" x 10'7" (3.85 x 3.25)

Herringbone style flooring, radiator, double glazed window to side aspect and access to the kitchen.





Kitchen

19'8" x 9'11" (6.01 x 3.03)

Herringbone style flooring, matching eye level and base units with worktops over, integrated double oven, dishwasher and washer dryer. Space for fridge freezer, Belfast sink with mixer tap, gas hob with extractor fan over, tiled splash back, double glazed windows to front and side aspect. Access to the rear garden, living room, entrance hall and dining room.

Living Room

21'1" x 12'7" (6.43 x 3.85)

Herringbone style flooring, radiator, log burner, double glazed window to side aspect, bifold doors to rear aspect.



Master Bedroom

12'2" x 10'9" (3.71 x 3.28)

Wood style flooring, radiator, double glazed windows to front and side aspect.

Bedroom Two

11'1" x 10'5" (3.39 x 3.20)

Wood style flooring, radiator, double glazed window to side and rear aspect.

Bedroom Three

10'2" x 9'6" (3.12 x 2.90)

Wood style flooring, radiator and double glazed window to side aspect.



Bedroom Four

9'11" x 9'4" (3.04 x 2.85)

Wood style flooring, radiator and double glazed window to side aspect.

Family Bathroom

Tiled flooring and walls, free standing bath with handheld shower and mixer tap. Double glazed window to front aspect, low level WC, hand wash basin with storage below, walk in corner shower with shower on a riser rail, heated towel rail.



Garage

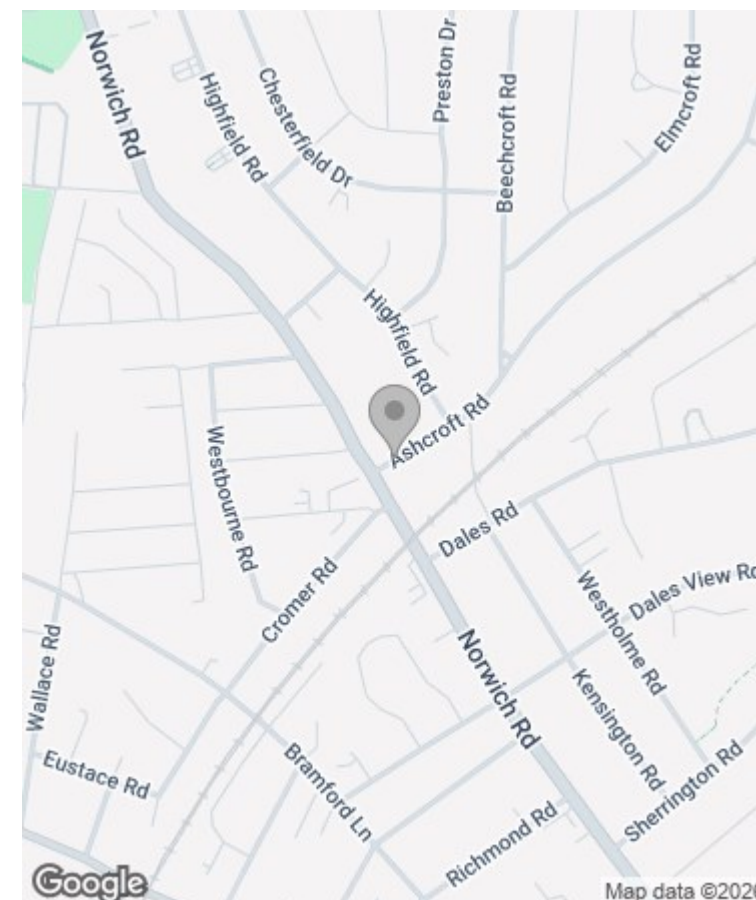
Double garage with power and access to the rear garden.

Outside

Patio from the rear of the house leading to an artificial grass area, insulated timber frame outbuilding with double glazed windows and power, timber frame shed with double glazed French doors, fenced boundaries and side access to the front of the property.



TOTAL FLOOR AREA: 1490 sq.ft. (138.5 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.
 Made with floorplan 5/2024.



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		
England & Wales	EU Directive 2002/91/EC	81

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.