



Ashcroft Road, Ipswich,  
£300,000

GRACE ESTATE AGENTS are delighted to present this beautiful three bedroom semi-detached house situated in the highly sought-after Crofts area of Ipswich, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families and first-time buyers alike.

The heart of the home is the newly fitted open-plan kitchen/dining room, creating a contemporary space perfect for both everyday family life and entertaining guests.

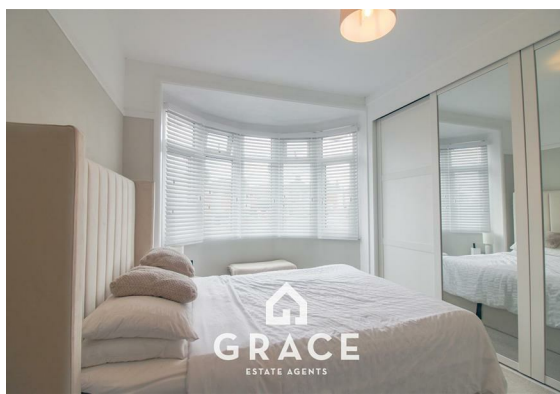
The property also benefits from a generous living area, while upstairs the spacious principal bedroom features built-in wardrobes, providing excellent storage. Completing the first floor is a newly fitted family bathroom, finished to a modern standard.

Externally, the property boasts off-road parking for two vehicles and an impressive 75ft south-east facing rear garden. The split-level design creates distinct areas for relaxing, entertaining and enjoying the outdoors, making it a wonderful extension of the living space.

Occupying a desirable position within The Crofts, the property is ideally situated close to a range of local shops, amenities, well-regarded schools and excellent transport links, with Ipswich town centre also within easy reach. Combining modern interiors, generous outdoor space and a convenient location, this attractive home is ready to move into and presents a superb opportunity for buyers seeking a stylish family home in a popular residential setting.

### Entrance Hall

uPVC double glazed entrance door, two double glazed windows to front aspect, wood style flooring, access to the living room, kitchen/dining room and stairs to the first floor.





### Living Room

13'5" x 11'1" (4.11m x 3.38m)

Double glazed bay window to front aspect and radiator.

### Kitchen/Dining Room

17'3" x 13'8" (5.28m x 4.19m)

Double glazed window and French doors to rear aspect. Matching eye level and base units with worktops over, space for washer/dryer, range cooker with extractor fan over, integrated fridge freezer, bowl and a half sink with side drainer and mixer tap. Kitchen island, wood style flooring and radiator.



### First Floor Landing

Double glazed window to side aspect and loft access with loft ladder.

### Master Bedroom

13'5" x 9'1" (4.09m x 2.78m)

Double glazed bay window front aspect, fitted wardrobes and radiator.

### Bedroom Two

10'5" x 8'11" (3.18m x 2.73m)

Double glazed window to rear aspect, built-in storage cupboard and radiator.

### Bedroom Three

7'2" x 6'11" (2.20m x 2.13m)

Double glazed window to rear aspect and radiator.

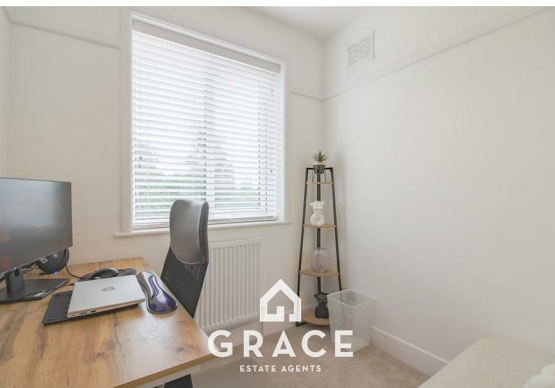
### Bathroom

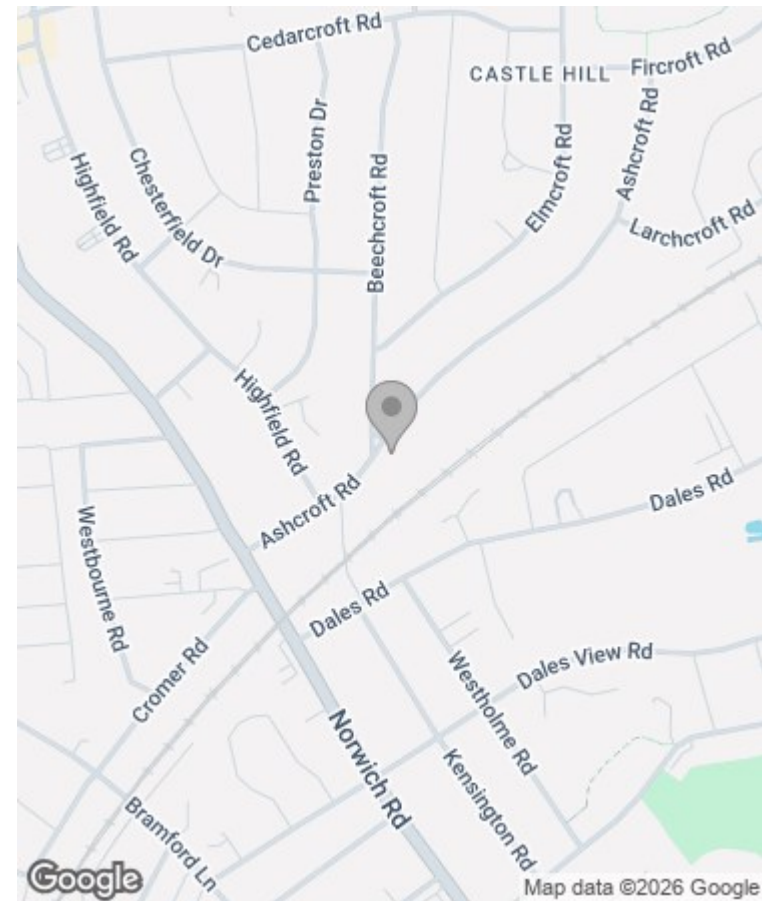
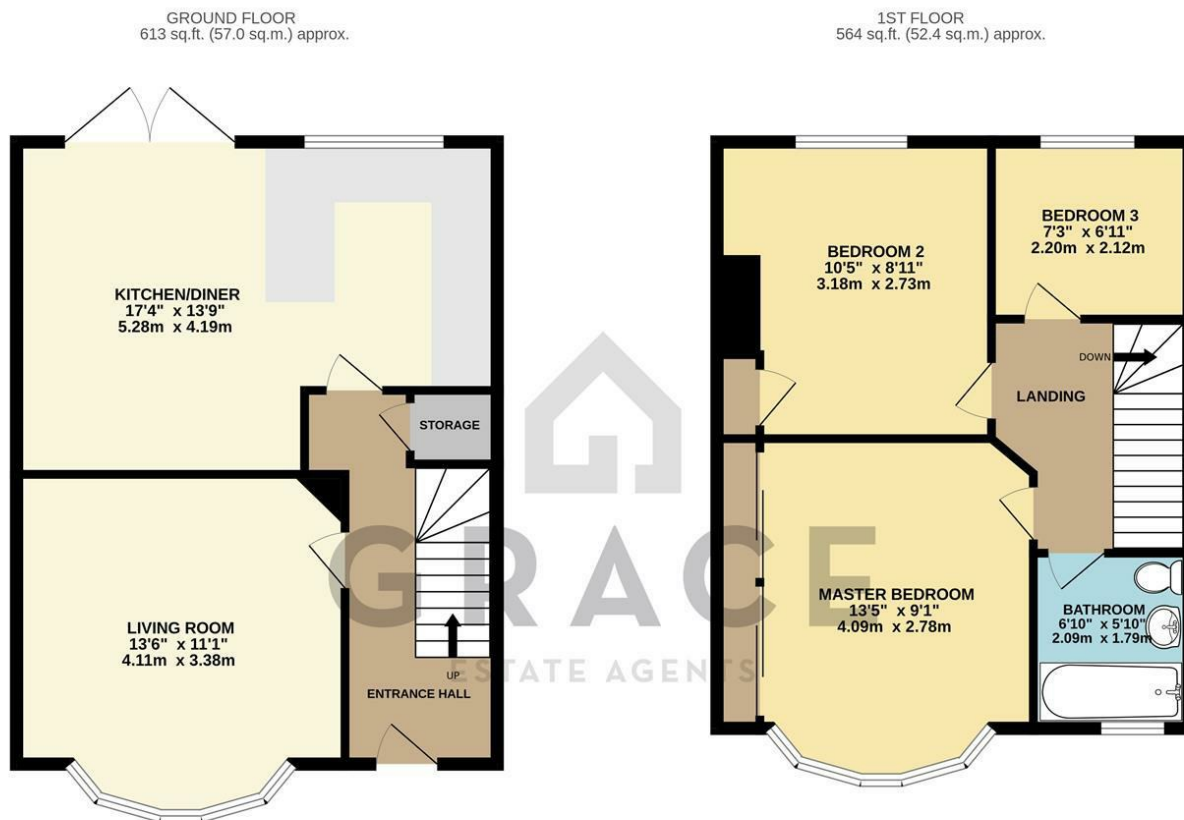
6'10" x 5'10" (2.09m x 1.79m)

Double glazed window to rear aspect, panelled bath with shower on riser rail, low level WC, hand wash basin and radiator.

### Outside

Driveway providing off-road parking, shared side access and a south-easterly facing rear garden of approximately 75ft, mainly laid to lawn.





TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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.

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Viewing

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