



Fircroft Road, Ipswich,
£300,000

A fantastic opportunity to acquire this three-bedroom semi-detached home with extended accommodation, ideally located on the popular Crofts development, offering convenient access to local shops, schools, and the town centre.

The extension has created an impressive, larger living space featuring an open-plan living area, dining area, and garden room, currently utilised as a home office—making it a highly versatile layout for modern living. This extension also results in a

- **SEMI DETACHED HOUSE**
- **EXTENDED**
- **THREE BEDROOMS**
- **LIVING/DINING/GARDEN ROOM**
- **FITTED KITCHEN**
- **CLOAKROOM**
- **GAS TO RADIATOR HEATING**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **POPULAR CROFTS DEVELOPMENT**

LOCATION:

The property is located within the family friendly crofts development on the North West of Ipswich and provides local shops off of the Norwich road and a parade of shops close by also with excellent access to Ipswich Town Centre and trunk roads. The county town of Ipswich is served by a wide range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks, recreational facilities and mainline railway station providing direct links to London Liverpool Street Station. The town has also undergone an extensive rebuilding and a gentrification programme principally around the vibrant waterfront which now boasts some lovely bars and restaurants.

ENTRANCE HALLWAY:

Radiator, stairflight to first floor landing, storage cupboard under stairs, and access to cloakroom.

CLOAKROOM:

6'3 x 2'7 (1.91m x 0.79m)

Double glazed frosted window to side elevation, radiator, low level WC and pedestal wash hand basin.

LIVING/DINING/GARDEN ROOM

38'5 x 10'11 (11.71m x 3.33m)

Double glazed bay window to front elevation, two radiators, fire surround with electric fire and double glazed patio doors to rear garden.





KITCHEN:

18'3 x 6'11 (5.56m x 2.11m)

Double glazed window to side and rear elevations, double glazed door to garden, one and a quarter bowl sink unit with cupboards under, a range of floor standing cupboards and units with adjacent work surfaces, wall mounted units, space for washing machine, courtesy lighting, stainless steel filter hood over four ring hob, and electric oven under, breakfast bar area, space for fridge freezer and radiator.

LANDING:

Access to loft space with loft ladder, double glazed window to side elevation and storage cupboard housing wall mounted boiler.

BEDROOM ONE:

13'6 x 9'3 (4.11m x 2.82m)

Double glazed bay window to front elevation, radiator and fitted wardrobe cupboards with sliding doors.

BEDROOM TWO:

10'9 x 9'11 (3.28m x 3.02m)

Double glazed window to rear elevation and radiator.





BEDROOM THREE:

7'3 x 7'2 (2.21m x 2.18m)

Double glazed window to rear elevation and radiator.

BATHROOM:

6'1 x 5'10 (1.85m x 1.78m)

Extractor fan, double glazed frosted window to front elevation, low level WC, pedestal wash hand basin with mixer tap, 'P' shaped bat with mixer tap shower spray, heated towel radiator, tiled flooring and drop light switch.

FRONT GARDEN:

Patterned concrete driveway providing off road parking, paved pathway and steps to front door and stone shingle garden behind wooden fencing.

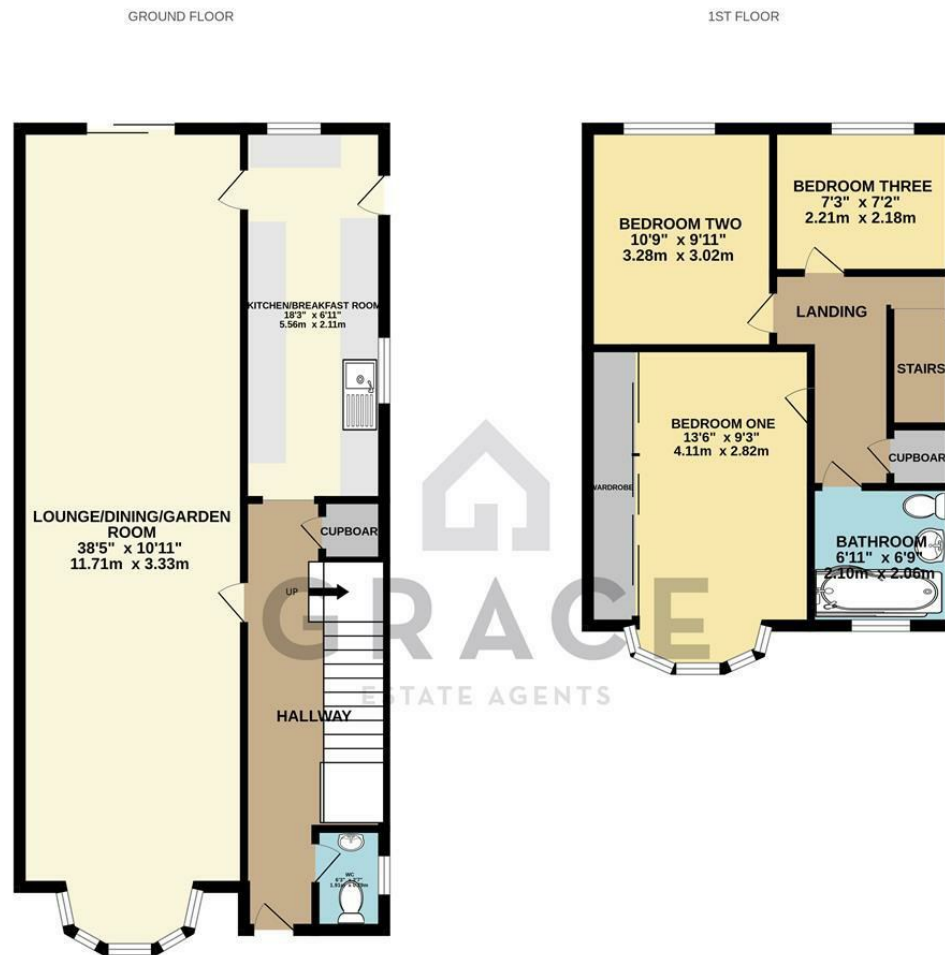
REAR GARDEN:

Paved area, laid mainly to lawn, two timber sheds, access to side with further patterned concrete area and access via wooden gate to front.









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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