



Everton Crescent, Ipswich,
£300,000



GRACE ESTATE AGENTS are delighted to present this three-bedroom semi-detached property located in the desirable Crofts area of Ipswich, this charming three-bedroom semi-detached family house on Everton Crescent offers a perfect blend of comfort and convenience.

Upon entering, you are welcomed by two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout is designed to provide a warm and homely atmosphere, with ample natural light flowing throughout the space. The well-proportioned bedrooms offer a peaceful retreat, ensuring restful nights for all family members.

The property features a well-appointed bathroom, catering to the needs of a modern family. Additionally, the off-road parking provides a practical solution for those with vehicles, ensuring ease of access at all times.

One of the standout features of this home is its proximity to local amenities and schools, making it an excellent choice for families with children. The surrounding area is vibrant and welcoming, with parks and shops just a short distance away, enhancing the overall appeal of this residence.

In summary, this delightful semi-detached house on Everton Crescent presents a wonderful opportunity for those looking to settle in a family-friendly neighbourhood in Ipswich. With its spacious layout, convenient location, and charming character, it is a property not to be missed.

Front Garden

The front of the garden has a pathway leading to the front door, lawn and shrubs feature to the front, off road parking.

Hallway

Hallway leading to the first floor, doors to reception areas and kitchen, radiator.





Reception Room/Dining Room

33'8" x 10'2" (10.27 x 3.12)

Double glazed single bay window to front of property, radiator, fireplace, patio doors to rear.

Kitchen

16'8" x 6'0" (5.10 x 1.83)

Range of matching shaker style base and wall units, worktops over, single sink drainer with mixer taps, integrated electric oven and hob with extractor over, integrated fridge freezer. Space for dishwasher, tumber dryer and washing machine.

Family Bathroom

6'3" x 6'0" (1.93 x 1.84)

Double glazed obscure window to rear, panel bath with on riser shower over and mixer, low level WC, pedestal hand basin with mixer tap, tiled walls and tiled flooring.

Master Bedroom

9'3" x 13'7" (2.84 x 4.15)

Double glazed bay window to front aspect, built in wardrobes, radiator.

Bedroom Two

8'1" x 5'10" (2.48 x 1.80)

Double glazed window to front aspect, radiator.

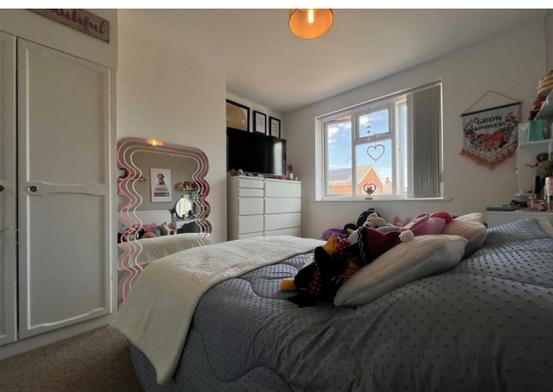
Bedroom Three

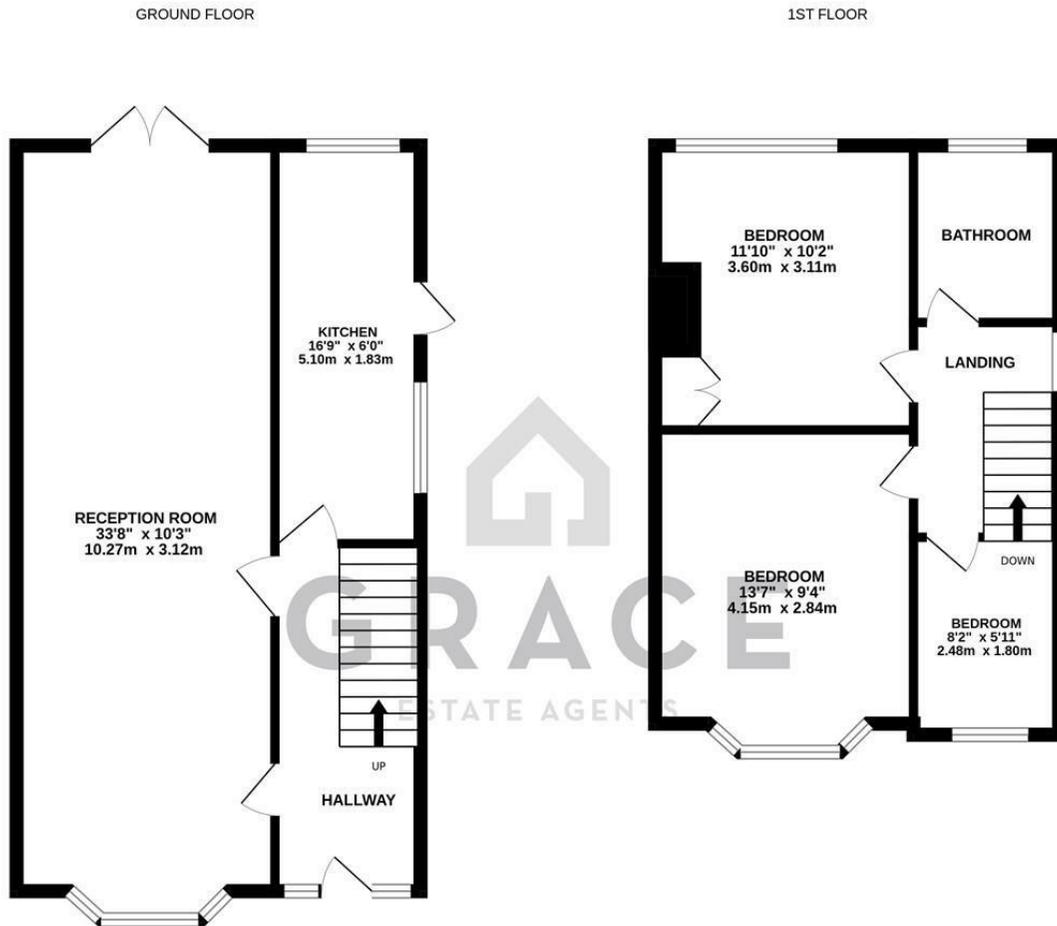
10'2" x 11'9" (3.11 x 3.60)

Double glazed window to rear aspect, build in wardrobes, radiator.

Rear Garden

The rear garden boasts stone patio leading from the rear of the property, the remainder laid to law, bricked outbuilding.



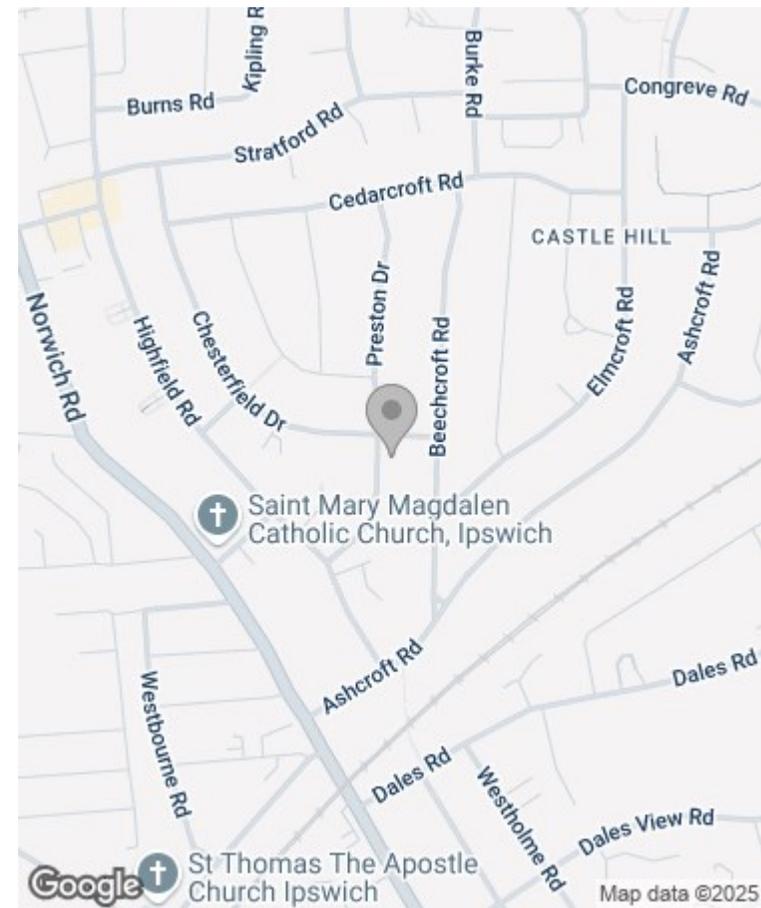


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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	

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	