



Rock Estates



Cedarcroft Road  
Ipswich, IP1 6BG

£350,000

3 1 3 c

# Cedarcroft Road

Ipswich, IP1 6BG

- Extended 3 Bedroom Semi-Detached Home
- Two Reception Rooms
- Kitchen/Breakfast Room
- Downstairs Shower Room
- Downstairs Cloakroom
- Family Bathroom
- Garage And Driveway
- Large Rear Garden
- Planning Permission To Extend
- EPC Rating C

Situated on the popular Cedarcroft Road in Ipswich, this delightful extended house offers a perfect blend of comfort and convenience.

This well presented home boasts ample space for the whole family with two spacious reception rooms, providing space for both relaxation and entertaining, as well as a modern kitchen/diner. With dual aspect windows and doors opening to the rear garden this is a bright and open space perfect for hosting family and friends. The kitchen offers ample worktop and cupboard space as well as a utility cupboard currently housing a washing machine & tumble dryer. There is also a convenient ground floor shower and cloakroom. To the first floor there are three well-appointed bedrooms, as well as a modern bathroom suite with impressive rainfall shower attachment and chrome finishes.

The property boasts a generous rear garden that is predominantly laid to lawn with multiple seating options perfect for relaxing and entertaining the summer months. To the bottom of the garden there is space for a workshop or home office style outbuilding (subject to planning permissions where required).

Offering ample off road parking for multiple vehicles there is a useful single garage with up and over door and power and light connected.

Ideally situated close to local amenities, and schools make this property a great option for growing families. The A14 / A12 are also just a short drive away for commuting, and Ipswich train station offers direct links to London Liverpool Street.

Additionally, the house comes with planning permission for a single storey extension to the rear, presenting an exciting opportunity for potential buyers to further enhance and personalise their new home.





**Entrance Hall**  
Laminate flooring. Radiator. Stairs to first floor. Door to;

**Living Room**  
11'7" x 10'7" (3.55 x 3.23)  
Double glazed bay window to front. Electric fire with wood surround. Radiator. TV point.

**Sitting Room**  
17'9" x 10'3" (5.42 x 3.14)  
Double glazed sliding doors to rear. Radiator. TV point. Laminate flooring.

**Kitchen/ Diner**  
26'8" x 7'10" (8.15 x 2.40)  
Double glazed sliding doors to side, double glazed window to rear and side. Wall and base level units with worksurfaces over. Space for oven, with extractor over. Space for fridge/freezer and dishwasher. One and half bowl sink and drainer unit with mixer tap over. Under cupboard lighting. Utility cupboard with space for washing machine and tumble dryer. Door to;

**Rear Hall / Ground Floor Shower & Cloakroom**  
Two double glazed windows to front aspect. Low level W.C. Corner pedestal sink with tiled splash back. Walk in shower cubicle. Door to rear garden.

**Landing**  
Double glazed window to side. Doors to;

**Bedroom One**  
11'6" x 11'3" (3.53 x 3.43)  
Double glazed bay window to front. Radiator.

**Bedroom Two**  
12'9" x 9'9" (3.90 x 2.99)  
Double glazed window to rear. Radiator.

**Bedroom Three**  
9'8" x 7'3" (2.96 x 2.22)  
Double glazed window to rear. Radiator.

**Family Bathroom**  
7'11" x 6'0" (2.43 x 1.83)  
Double glazed window to front. White suite comprising bath with shower over, low level wc and vanity basin with mixer tap over. Tiled flooring and part tiled walls. Under floor heating. Black heated towel rail.

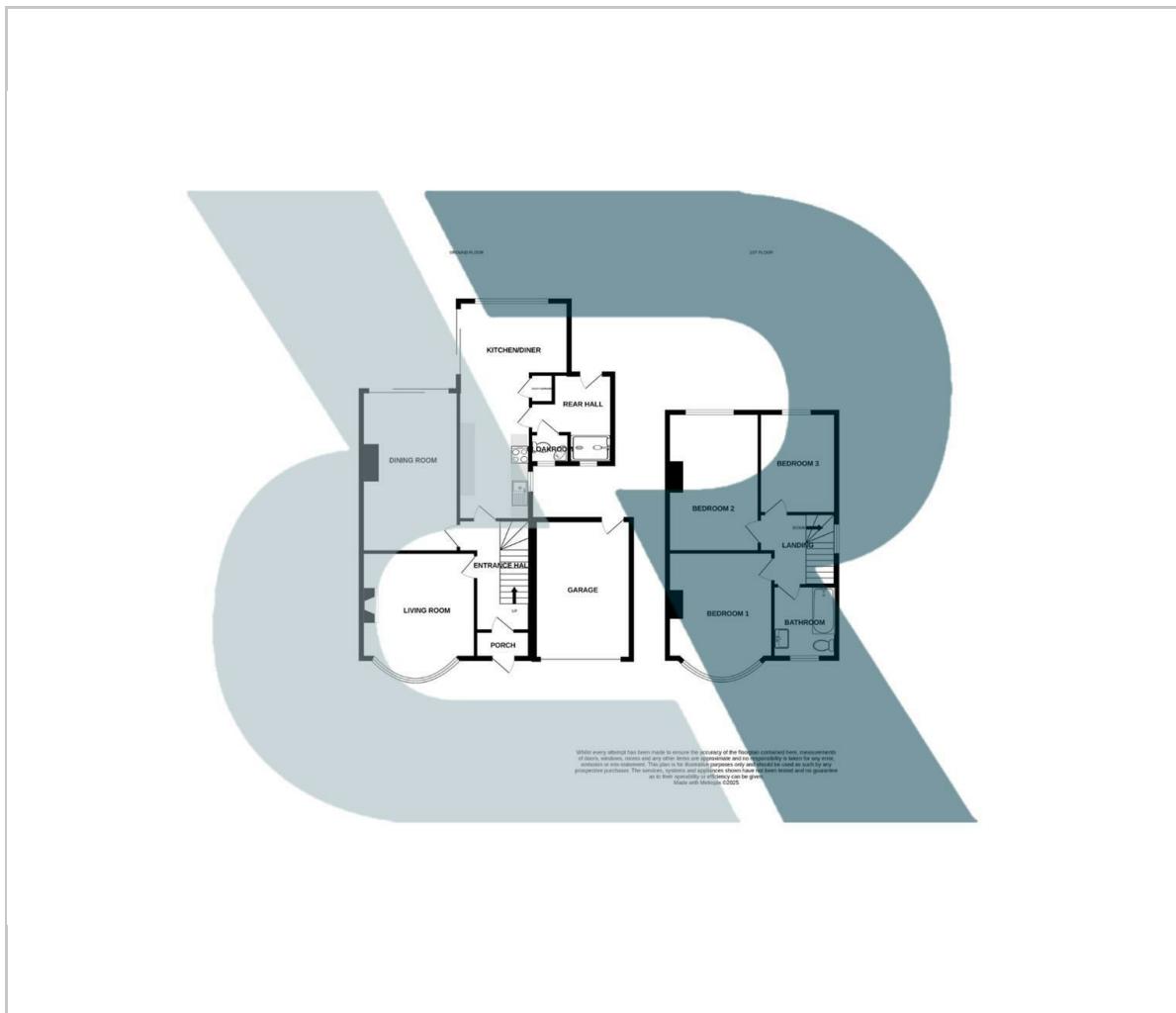
**Garden**  
A generous rear garden, mainly laid to lawn, with a selection of mature trees and established shrubs providing privacy and greenery. A spacious patio area offers the perfect spot for outdoor dining and relaxation.

**Garage and Driveway**  
Up and over door. Door to rear. Power and light. The hardstanding driveway provides off road parking for 3 cars.

**Agents Notes**  
Planning permission has been granted to extend further, please see plans under reference 24/00717/DEX



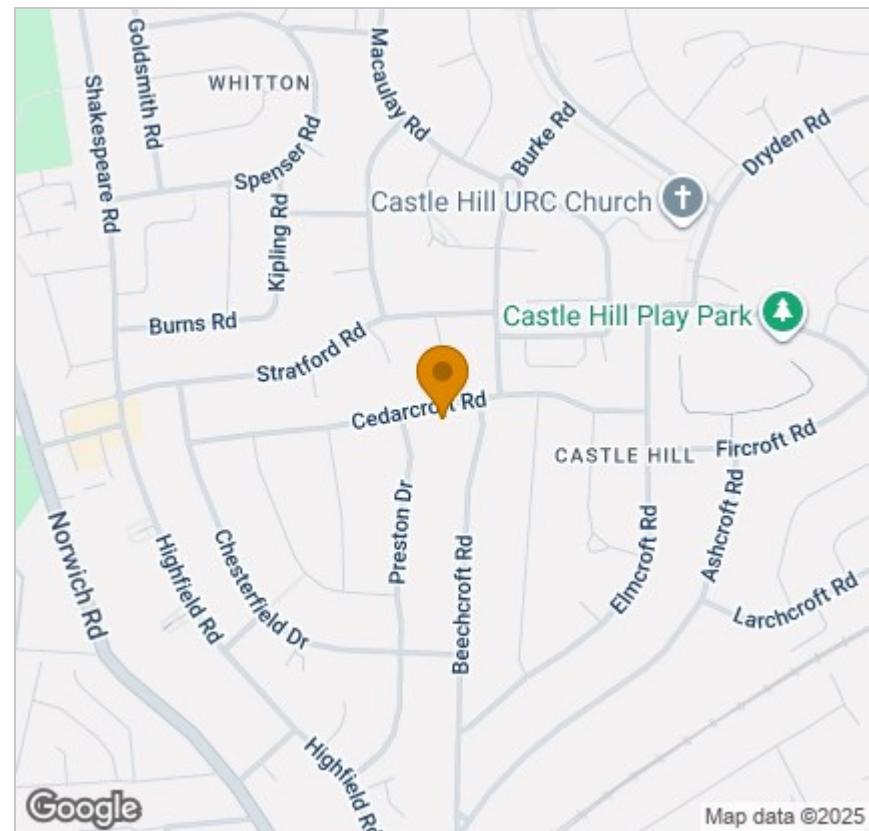
## Floor Plan



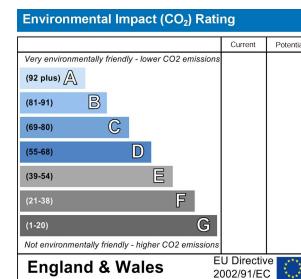
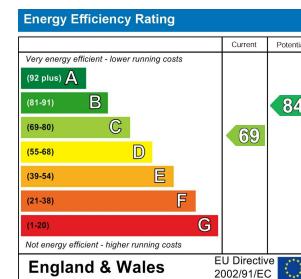
## Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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.