



Rock Estates



Ashcroft Road

Ipswich, IP1 6AD

Offers in the region of £280,000



** Guide Price: £280,000 - £290,000 **

Situated in the sought after "Crofts" area of west Ipswich is this recently renovated throughout semi-detached home.

Offering a spacious kitchen/ diner and living area the newly fitted Magnet kitchen boasts a range of integrated appliances and island offering further cupboard space and seating. The sociable open plan kitchen/diner opens to a further living area over looking the landscaped rear garden. Furthermore there is a cosy living room benefiting from a large bay window and partly exposed brick fireplace. To the first floor there are three bedrooms and a newly fitted modern, three piece bathroom suite.

The rear garden is predominantly laid to lawn with a mature flower and shrub border. There is a raised patio area accessed from the kitchen/diner and conservatory along with a further seating area partly covered by a pergola. To the front of the property there is a gravel driveway offering off road parking for multiple vehicles.

Having under gone renovations throughout the property has been fully re-wired, and also benefits from a new heating system along with a new gas combi-boiler.



Front

Gravel driveway offering off road parking for multiple vehicles. Front door opens to:

Porch

Tiled floor. Door to:

Hallway

Laminate flooring. Column style radiator. Stairs to first floor. Under stairs cupboard. Doors to:

Living Room 13'6" (into bay) x 10'11" (4.13 (into bay) x 3.33)

Double glazed bay window to front. Exposed fire place. Picture rail. Laminate flooring. Column style vertical radiator.

Kitchen/ Diner 17'2" x 13'0" (5.25 x 3.98)

Double glazed window to side. Double glazed patio doors opening to the rear garden. Newly installed Magnet kitchen with a range of wall and floor mounted cupboards and drawers including fluted glass cupboards with lighting. Laminate work surface. Composite sink with 1 1/4 drainer. Integrated dishwasher, washing machine and tumble dryer. Integrated double oven. Integrated four ring gas hob with extractor hood above. Space for fridge/freezer. Island with laminate work surface, integrated cupboards and dual bin store. Spotlights and down light above island. Laminate flooring. Two column style radiators. Opening to:

Conservatory 9'10" x 8'0" (3.00 x 2.44)

Double glazed windows to side and rear. Double glazed patio doors opening to patio area. Tiled floor. Two dual electric sockets and ariel point.

Landing

Double glazed window to side. Loft hatch with ladder providing access to partly boarded loft, also housing the wall mounted gas combi boiler. Doors to:

Bedroom One 10'10" x 10'5" (3.32 x 3.20)

Double glazed bay window to front. Bay window storage bench. Picture rail. TV ariel point. Laminate flooring. Radiator.

Bedroom Two 10'4" x 9'11" (3.17 x 3.04)

Double glazed window to rear. Picture rail. TV ariel point. Laminate flooring. Radiator.

Bedroom Three 7'1" x 6'11" (2.16 x 2.11)

Double glazed window to front. Picture rail. Laminate flooring. Radiator.

Bathroom

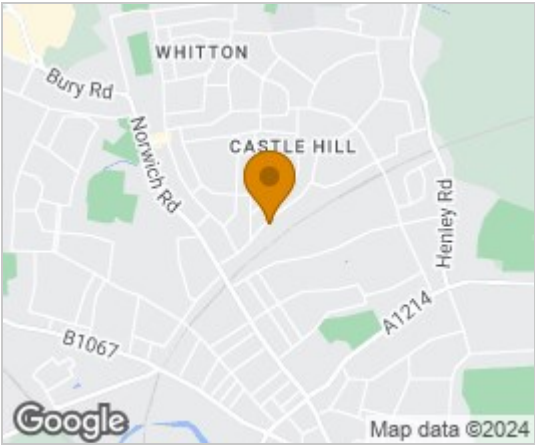
Double glazed window to front. Panelled 'P' shaped bath with rainfall shower over. Wall mounted vanity unit with drawer storage and inset basin. Low level W.C. Partly tiled walls. Tiled floor. Extractor fan. Black central heated towel rail

Rear Garden

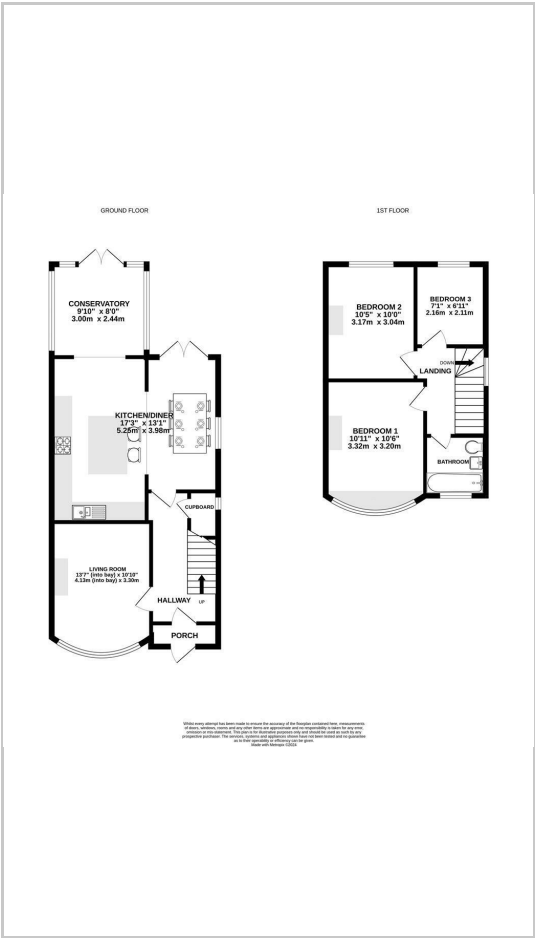
Agents Note

In accordance with Section 21 of the Estate Agency Act (1979) we must, by law, declare that the vendor of this property is an employee of Rock Estates Suffolk Ltd.

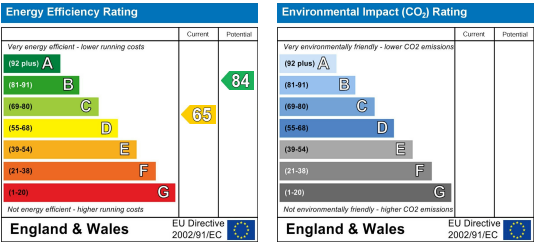
Area Map



Floor Plans



Energy Efficiency Graph



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