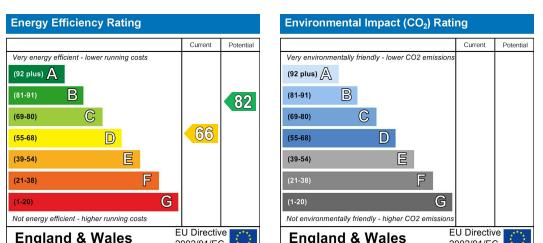


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.

A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.

The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



87 Larchcroft Road, Ipswich IP1 6PF

£375,000

Located on the popular CROFTS development is this EXTENDED 3 bedroom DETACHED family house. The current owners have modernised all the bedrooms & bathroom and installed a new gas central heating system. The SPACIOUS ground floor living space is ready to modernise and decorate to your own taste and benefits from double glazed windows, double length garage (37ft x 8ft 7), off street parking and good sized rear garden. Call now to book your viewing to see the accommodation on offer. Make this your own.



87 Larchcroft Road, Ipswich, IP1 6PF

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

This detached house on Larchcroft Road presents a wonderful opportunity for anyone seeking a spacious and well-located family home that benefits from all the bedrooms being re-plastered, decorated with new carpets fitted in 2023. The bathroom was completely modernised including a double shower cubicle and gas central heating system was completely replaced in 2022 including pipes, radiators and a Baxi combination boiler. With its appealing features and proximity to local amenities, it is sure to attract interest from a range of potential buyers. This is a chance to complete modernising the ground floor accommodation to your own specific requirements. The kitchen can be knocked through to join the dining space for the ultimate open plan living space or modernise the current spacious layout.

Outside the property enjoys a large well kept garden, 37 ft double length garage and has a block paved driveway providing ample off street parking for up to three vehicles.

Surrounded by the vibrant community of Ipswich, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach. This home not only offers spacious living space but also the convenience of urban life, making it an excellent choice for those looking to settle in a welcoming neighbourhood.

Double glazed door to...

ENTRANCE HALL:

Useful cupboard, radiator, stairs off and doors off.

LOUNGE: 13'4 x 12'4 (4.06m x 3.76m)

Double glazed window to front, radiator, laminate flooring. This room originally had access to the dining room which now has been blocked with plaster board ready to be skimmed with the remaining of the room needing updating.

KITCHEN: 13'9 x 9'8 (4.19m x 2.95m)

Double glazed window to rear and side, double glazed door to side. Range of wall and base units, drawers, worktops, space for appliances, part tiled, door to hall door to dining room.

OPEN PLAN DINING ROOM/SUN ROOM:

DINING ROOM: 9'9 x 9'8 (2.97m x 2.95m)

The arch to the lounge has been plaster boarded up and is ready to be skimmed. Radiator and remainder of room ready to be updated and decorated, opens through to the extension. Door to kitchen.

SUN ROOM: 11'9 x 13'9 reducing to 10'1 (3.58m x 4.19m reducing to 3.07m)

Double glazed windows and double doors opening to the rear garden. Radiator.

1st FLOOR LANDING:

Double glazed window to front, door to walk in cupboard, doors off (ready to be updated and decorated)

All the bedrooms and bathroom have been completely modernised, re plastered, new radiators, replaced carpets and decorated.

BEDROOM ONE: 12'4 x 12'4 (3.76m x 3.76m)

Double glazed window to front and a radiator.

BEDROOM TWO: 10'9 x 9'6 (3.28m x 2.90m)

Double glazed window to rear and a radiator.

BEDROOM THREE: 9'8 x 7'9 (2.95m x 2.36m)

Double glazed window to rear and a radiator.

WALK IN CUPBOARD:

Useful storage space.

BATHROOM:

Double glazed window to rear, modernised in 2023 with a double shower tray and glass screen, mirrored cabinet, WC and hand wash basin with vanity unit, shelve, ladder towel radiator and extractor.

OUTSIDE:

To the rear of the property there is a useful brick built outbuilding for storage, patio, lawn, shrub and flower borders, outside tap and lights. Side access to the front via a gate. Door to garage.

DOUBLE LENGTH GARAGE: 37 x 8'7 (11.28m x 2.62m)

Large space with power and lighting, Baxi combi boiler fitted May 2022.

IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com

