

Fircroft Road, Ipswich, IP1 6AQ

Price £320,000 Freehold

**ipswich &**  
**suffolk** estate  
agents  
Part of the Your Ipswich Group

# Fircroft Road, Ipswich, IP1 6AQ

Located on the desirable Crofts development, this extended 3 bedroom semi-detached family home is in close proximity to local shops, schools and bus service, further features include South facing larger than average rear garden providing sunshine all day, garage converted to office with storage space. Arranged over two floors comprising entrance hall, lounge, modern kitchen, dining room, stairs to first floor leading to 3 good size bedrooms and modernised bathroom. The property is gas centrally heated with Baxi combination boiler located in the loft and has double glazed windows throughout. VIEWING RECOMMENDED.

## ENTRANCE HALL

UPVC door into entrance hall, oak hard wood flooring, school style radiator, stairs to first floor, storage under stairs, doors to lounge and kitchen.

## LOUNGE

15' 10" x 10' 11" (4.83m x 3.33m) Oak hardwood flooring, double glazed window to front aspect, school style radiator, electric wall heater.

## KITCHEN

17' 5" x 9' (5.31m x 2.74m) Modern glossy fitted eye level and matching base units with work tops, space for American fridge/freezer, Neff induction hob with extractor over, electric wall oven and grill, wine cooler, stainless steel sink & drainer with pull down mixer tap, plumbing for washing machine, integrated dish washer, tiled flooring, storage cupboard under stairs, double glazed door to side aspect, double glazed window to rear aspect, chrome heated towel rail, opening into dining room.

## DINING ROOM

10' 6" x 8' 2" (3.2m x 2.49m) Oak flooring, radiator, double glazed window to rear aspect, double glazed patio doors to side aspect.

## STAIRS

Newly fitted carpeted stairs & landing, double glazed window to side aspect, loft hatch, doors to bedrooms and bathroom.

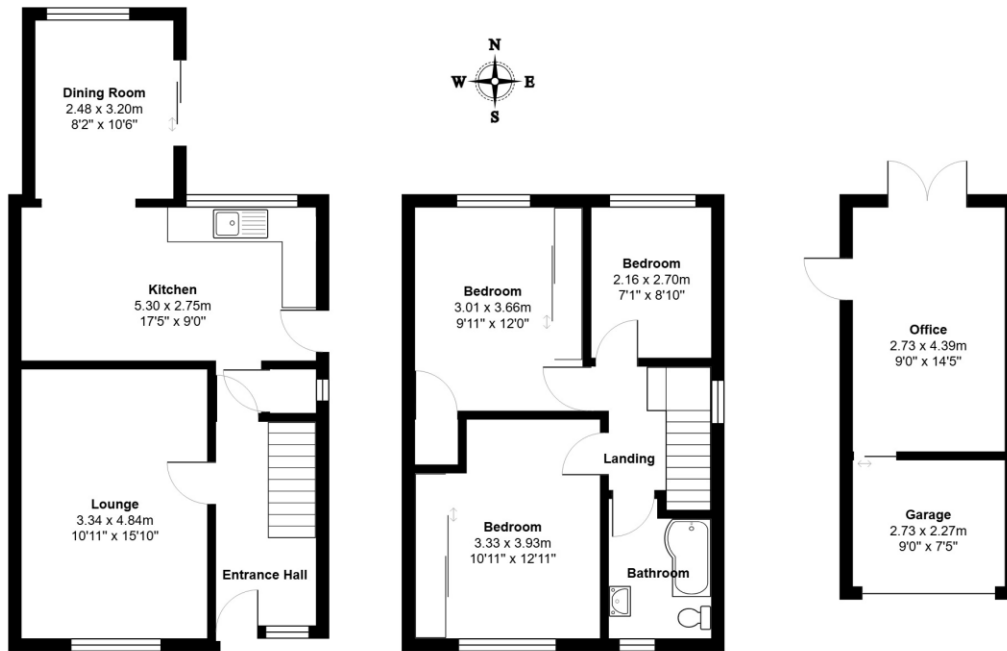
## BEDROOM 1

12' 11" x 10' 11" (3.94m x 3.33m) Carpeted flooring, radiator, 3 door mirrored built in wardrobe, double glazed window to front aspect.

## BEDROOM 2

12' x 9' 11" (3.66m x 3.02m) Newly fitted carpets, radiator, 3 door built in wardrobe, storage cupboard, double glazed window to rear aspect.





Total Area: 108.9 m<sup>2</sup> ... 1172 ft<sup>2</sup>

### BEDROOM 3

8' 10" x 7' 1" (2.69m x 2.16m) Laminate flooring, radiator, 2 door built in wardrobe, double glazed window to rear aspect.

### BATHROOM

Comprising low level WC, wash hand basin with storage under, bath with shower over (off mains) floor to ceiling tiled walls, chrome heated towel rail, extractor fan, tiled floor, double glazed window to front aspect.

### OFFICE

14' 5" x 9' (4.39m x 2.74m) Carpeted flooring, double glazed French doors to rear aspect, door into garage storage.

### GARAGE

9' x 7' 5" (2.74m x 2.26m) Up & over roller door.

### OUTSIDE

Dwarf brick wall to front, blocked paving providing off road parking for 2 cars, driveway leads to detached garage, gate into South facing rear garden providing sunshine all day, good size patio area for entertaining, good size lawn area, covered deck area outside French doors to office, flower & shrub borders, 2 timber garden sheds, garden all enclosed by fencing.

### SERVICES

We understand all mains services are connected.

### COUNCIL

Ipswich Borough Council  
Council tax band (C) £2,096.48

### NEAREST SCHOOLS

Castle Hill infant & junior schools, Ormiston Endeavour Academy.

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase. As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more. If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Fircroft Road IPSWICH IP1 6AQ	Energy rating	Valid until:	14 September 2035
	<b>C</b>	Certificate number:	0913-1209-0805-5507-1204



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

01473 289333  
**[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.