



80 Fircroft Road, Ipswich, Suffolk, IP1 6PX

Guide Price £375,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

Ipswich & Suffolk are delighted to offer for sale this 3/4 bedroom detached family home set in the sought after Croft's development close to local shops, schools and bus services, to the North-West of Ipswich. The property has been updated by the current owners over the past 4 years, the accommodation in brief comprises: entrance hall, lounge, open plan kitchen/breakfast room with integral appliances, dining room, study/4th bedroom, G/F cloakroom, stairs to first floor landing, leading to 3 bedrooms and family bathroom. Outside there is off road parking for 2 cars, EV charger and mature rear garden with covered patio area.

ENTRANCE HALL

Tiled flooring, 2 radiators, storage under stairs, stairs to first floor, doors to cloakroom, lounge and kitchen/breakfast room.

LOUNGE

Laminate flooring, double glazed window to front aspect, working fireplace, radiator.

CLOAKROOM

Low level WC, wash hand basin with storage under, double glazed window to side aspect, floor to ceiling tiled walls, tiled flooring.

KITCHEN/BREAKFAST ROOM

Modern fitted kitchen wall & base units with quartz worktops, double inset enamel sink with swan neck mixer tap, integrated appliances include dishwasher, washing machine, fridge/freezer, microwave, space for range cooker, concealed Worcester gas boiler, double glazed window to rear aspect, wood effect tiled flooring, double glazed French doors to rear aspect, slimline radiator, breakfast bar, opening into dining room.

DINING ROOM

Pine flooring, 2 Velux sky lights, double glazed window to rear aspect, double glazed French doors to rear aspect, door through study/4th bedroom.

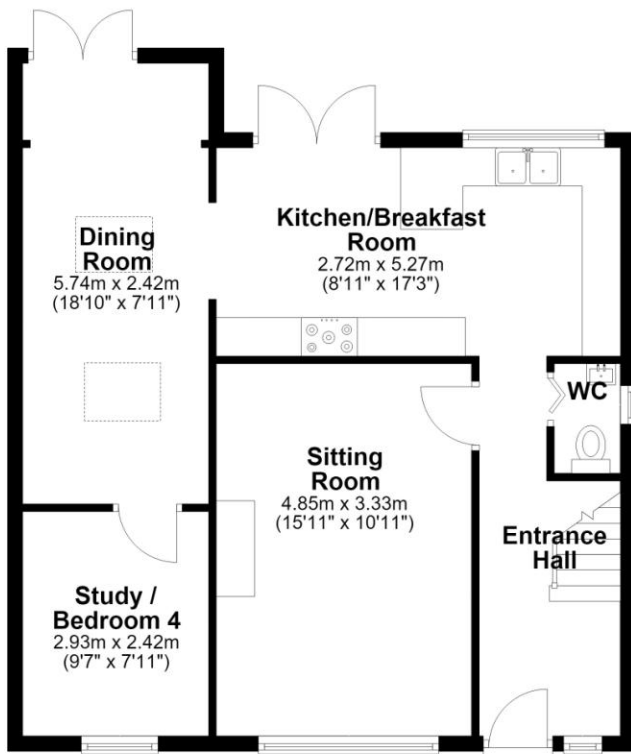
STUDY/4TH BEDROOM

Pine flooring, radiator, double glazed window to front aspect.



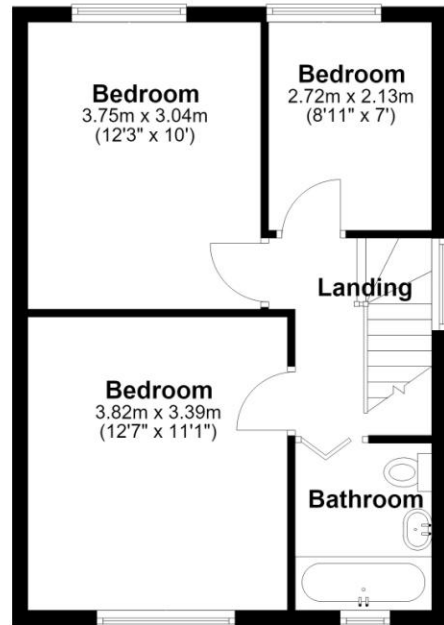
Ground Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

STAIRS

Engineered wooden stairs with toughened glass balustrades, engineered wood flooring on landing, loft hatch to fully boarded loft, doors to bedrooms and bathroom.

BEDROOM 1

Laminate flooring, double glazed window to front aspect, radiator.

BEDROOM 2

Engineered hard wood flooring, double glazed window to rear aspect, radiator, half panelled walls, radiator.

BEDROOM 3

Engineered hard wood flooring, radiator, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin and bath with hydro jets, shower over, double glazed window to front aspect, heated towel rail, fully tiled walls, tiled flooring.

OUTSIDE

Gravel off road parking for 2 cars, EV charger. Rear garden with patio, covered Pergola area, lawn mature shrubs and bushes, further garden beyond bushes leading to play area, block paved patio, lawn area, timber garden shed, mature bushes and shrubs, all enclosed by fencing.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (D) £2,194.00p.

NEAREST SCHOOLS

Castle Hill infant & junior schools and 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.

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

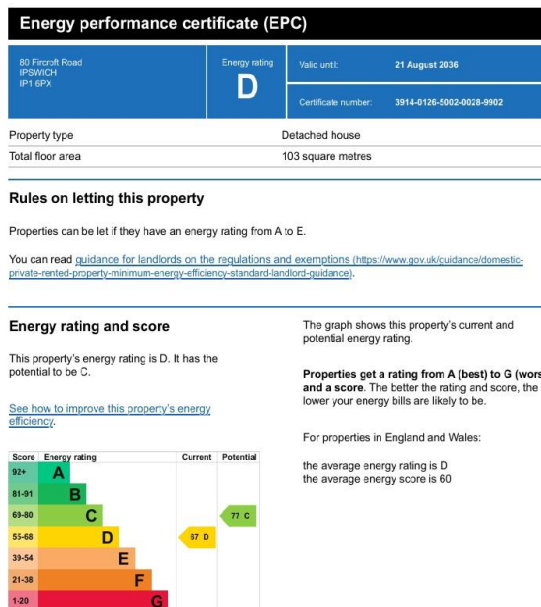
BROADBAND & MOBILE PHONE COVERAGE

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>



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