



Pearcroft Road, Ipswich, IP1 6PJ

welcome to

Pearcroft Road, Ipswich

This stunning semi-detached home has been extended to create a fantastic kitchen/diner/living space and benefits from four bedrooms, a separate lounge, a ground floor study, a utility room, a ground floor cloakroom, a beautiful rear garden and off street parking! COMPLETE ONWARD CHAIN!

Entrance Hall

Carpet flooring, an understairs storage cupboard, one radiator and doors to all ground floor rooms.

Lounge

Carpet flooring, one radiator and double glazed window to the front.

Study

Carpet flooring, double glazed window to the front, one radiator and spotlights. This room is currently used as a home office, it could also be used as a further bedroom.

Living Space

Beautiful, light filled room with double glazed bi-fold doors to the garden, a skylight, an understairs storage cupboard, wood effect flooring and open to the kitchen.

Kitchen/Diner

Stylish kitchen with eye and base level units in white gloss with wooden worktops, a ceramic one and a half bowl sink, integrated fridge/freezer and dishwasher. space for a Rangemaster cooker, a fitted extractor hood, one radiator, space for a table and chairs, wood effect flooring and a breakfast bar.

Utility Room

Wood effect flooring, a wooden worktop, with space and plumbing for a washing machine and tumble dryer, two eye level units and a door to the cloakroom.

Cloakroom

Low level WC, wash hand basin and double glazed window to the rear.

First Floor Landing

Loft hatch and carpet flooring.

Bedroom One

Double glazed window to the front, one radiator and wood effect flooring.

En Suite

A shower with enclosure and waterfall showerhead, low level WC, wash hand basin with chrome mixer tap, tiled flooring, part tiled walls, one radiator, extractor fan, spotlights and double glazed window to the rear.

Bedroom Two

Carpet flooring, one radiator and double glazed window to the front.

Bedroom Three

Carpet flooring, double glazed window to the rear, one radiator and a built-in wardrobe.

Bedroom Four

Carpet flooring, double glazed window to the rear and one radiator.

Bathroom

Low level WC. tiled flooring, part tiled walls, one radiator, double glazed window to the rear, a cupboard housing a wall-mounted boiler (approx 3 years old), a bath with chrome taps and wash hand basin.

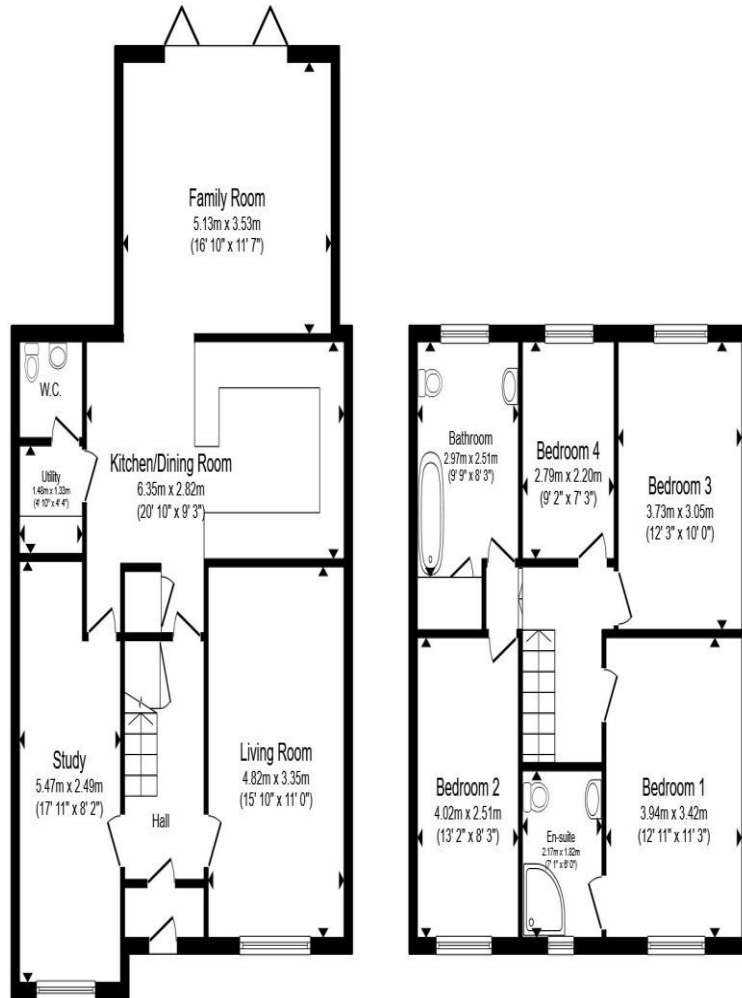
Outside:

Front Garden

A block paved driveway and EV charge point.

Rear Garden

A raised decked seating area, a lawned area, an outside tap, hedging, shrubs, fully enclosed border and a summer house.



Ground Floor

First Floor

Total floor area 142.3 m² (1,531 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Pearcroft Road,
Ipswich

- Complete onward chain
- Extended, four bedroom, semi-detached home
- Stunning kitchen/diner/living space
- Ground floor cloakroom, 1st floor en suite & bathroom
- Ground floor study & utility room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£375,000



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