

for sale

£375,000 Freehold



Pearcroft Road Ipswich IP1 6PJ

Situated on the popular Pearcroft Road, this extended four-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living.



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Property Details

Entrance Hall

Accessed via double glazed window

Front Lounge

Carpet, radiator, pendant light, double glazed window to front

Home Office

A versatile space currently used as a home office but equally suitable as an additional bedroom. Comprising carpeted flooring, double glazed window to the front aspect, radiator, and spotlights

Open Plan Living Space

Double glazed bi-fold doors opening onto the garden, Victorian-style lantern skylight, and understairs storage cupboard.

Kitchen/Diner

Fitted with a range of matching white gloss wall and base units with wooden worktops. Space for a Rangemaster-style cooker with extractor hood over, inset ceramic one-and-a-half bowl sink, integrated fridge/freezer and dishwasher. Column radiator, wood-effect tiled flooring, and breakfast bar.

Utility Room

Wooden worktop with space and plumbing for a washing machine and tumble dryer. Wood-effect tiled flooring.

Cloakroom

Low-level WC, wash hand basin with mixer tap and storage beneath. Double glazed window to the rear.

Landing

Loft hatch access and pendant light fitting

Bedroom One

Double glazed window to the front aspect, radiator, wood-effect flooring, and pendant light fitting

En-Suite

Fitted with a shower enclosure featuring a rainfall shower head, low-level WC, and wash hand basin with mixer tap. Tiled flooring and part tiled walls, radiator, extractor fan, recessed spotlights, and double glazed window to the rear.

Bedroom Two

Carpeted flooring, double glazed window to the front aspect, radiator, and pendant light fitting

Bedroom Three

Carpeted flooring, double glazed window to the rear aspect, radiator, built-in wardrobe, and pendant light fitting

Bedroom Four

Carpeted flooring, double glazed window to the rear aspect, radiator, and pendant light fitting

Bathroom

Comprising a panelled bath with hot and cold taps, wash hand basin with mixer tap, and low-level WC. Tiled flooring and part tiled walls, radiator, double glazed window to the rear, and cupboard housing the wall-mounted boiler, approximately three years old

Front

The front of the property benefits from off-road parking and an EV charging point

Rear Garden

The bi-fold doors provide seamless access to the rear garden, which features a decked seating area with the remainder laid to lawn and patio. Additional benefits include an outside water tap





To view this property please contact Connells on

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Property Ref: ICH313277 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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