



**Cedarcroft Road, Ipswich, IP1 6BQ**

**welcome to**

## **Cedarcroft Road, Ipswich**

This attractive, bay fronted home benefits from three bedrooms, a stylish, open plan lounge/diner, a beautiful South facing rear garden and ample off street parking.

### **Entrance Hall**

Wood effect flooring, a composite front door, an understairs storage cupboard and double glazed windows to the front and side.

### **Lounge**

Stylish, open plan lounge with double glazed bay window to the front, wood effect flooring, one radiator, a feature panelled wall, barn style, suspended sliding doors to the dining room.

### **Dining Room**

Open plan room with sliding doors to the garden, barn style, suspended sliding doors to the lounge, wood effect flooring, one radiator and ample space for a large table and chairs.

### **Kitchen**

Double glazed windows to the side and rear, wood effect flooring, eye and base level handle less units in high gloss grey with wood effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a storage cupboard, an integrated oven with gas hob and extractor hood, space for a washing machine, fridge/freezer and dishwasher.

### **First Floor Landing**

Carpet floor, loft hatch and double glazed window to the side.

### **Master Bedroom**

Double glazed window to the front, carpet flooring, one radiator and a feature panelled wall.

### **Bedroom Two**

Double glazed window to the rear, one radiator, carpet flooring and a built in wardrobe.

### **Bedroom Three**

Double glazed window to the rear, one radiator, carpet flooring and a panelled wall.

### **Bathroom**

Double glazed windows to the side and rear, wood effect flooring, pedestal wash hand basin, a bath with shower attachment, a panelled, stone effect wall, white heated towel rail, partially clad wall and spotlights.

### **Cloakroom**

Tiled flooring, spotlights, low level WC and double glazed window to the side.

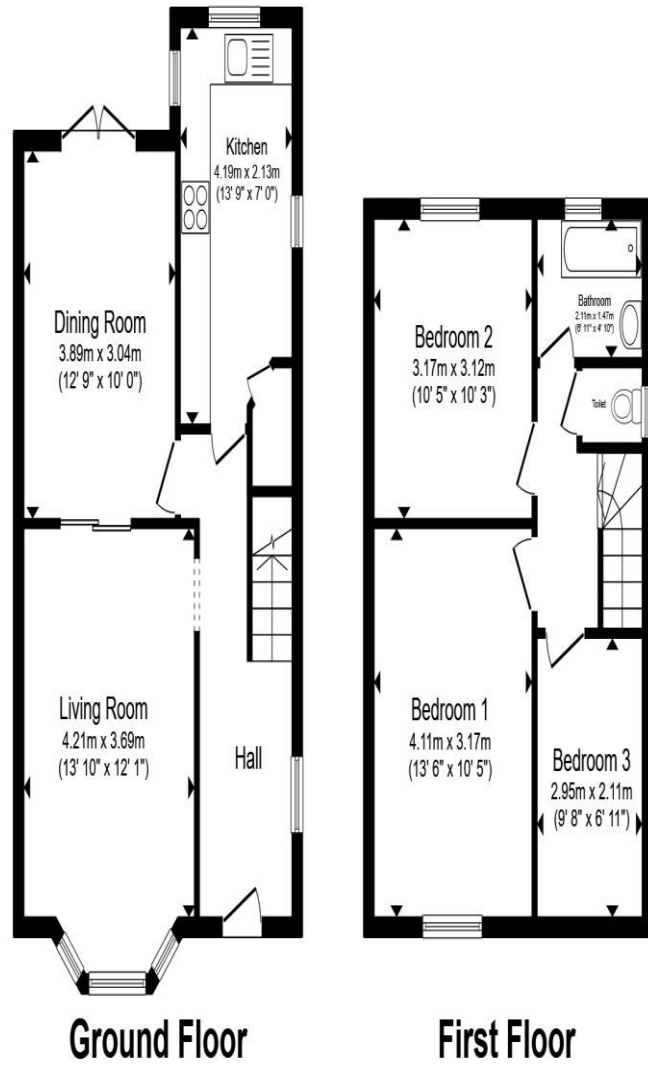
### **Outside:**

#### **Front Garden**

A block paved driveway, providing off street parking, a walled border and a shared side access driveway, leading to the rear garden.

#### **Rear Garden**

A large, beautifully presented, un-overlooked, South facing rear garden with a large hard standing seating area, a pathway leading to the rear of the garden, a grassed area, raised decking with a pergola over, fully enclosed border, a side gate, an outside tap and raised planters. This garden is perfect for entertaining and enjoying the afternoon sun!



Total floor area 87.3 m<sup>2</sup> (940 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](http://www.propertybox.io)



**welcome to**  
**Cedarcroft Road,**  
**Ipswich**

- Attractive bay fronted home
- Three bedrooms
- Open plan lounge/diner
- Modern fitted kitchen
- Large, South facing rear garden

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

offers over  
**£290,000**



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