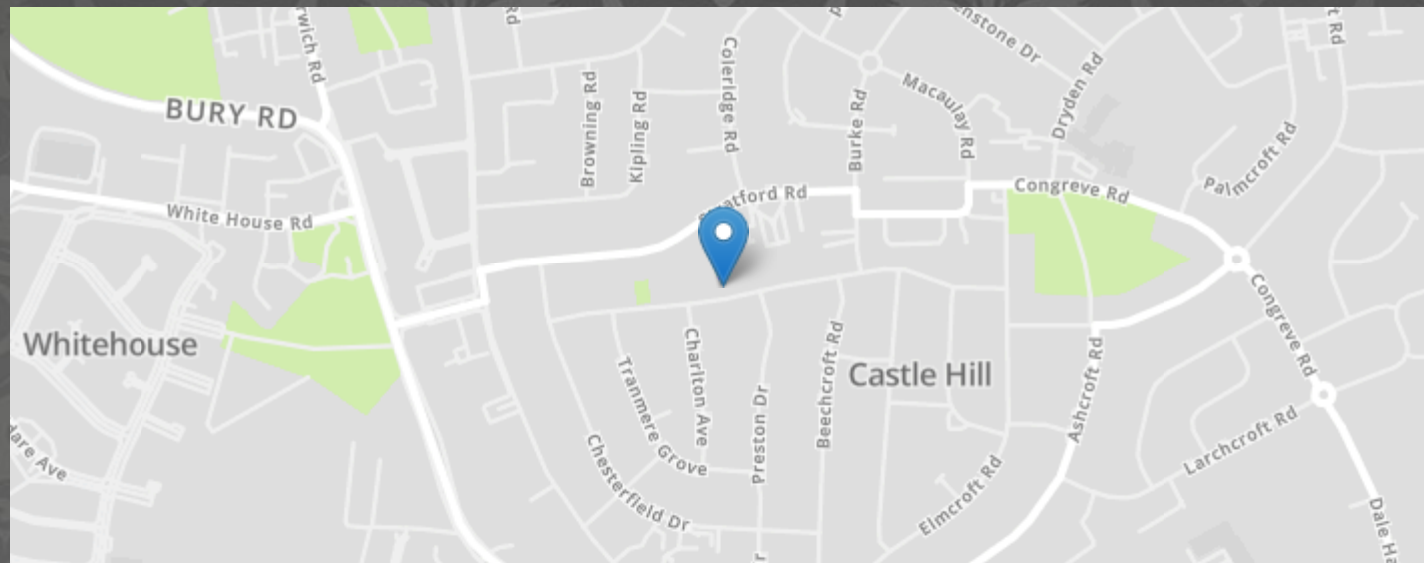


## Cedarcroft Road, Ipswich



- OFF ROAD PARKING
- EXCEPTIONALLY WELL KEPT AND PRESENTED
- GARDEN
- DOWNSTAIRS CLOAKROOM
- GAS CENTRAL HEATING
- EXTENDED
- OPEN PLAN KITCHEN/DINER
- THREE/FOUR BEDROOM
- DOUBLE GLAZED
- SOUGHT AFTER AREA

# MARKS & MANN

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# MARKS & MANN



## Cedarcroft Road, Ipswich

Introduced to the market for sale is this exceptionally well kept and well designed three/four bedroom extended semi-detached home which presents in an immaculate fashion. Nestled within the sought after location of the Crofts the property sits in an ideal position close to amenities and schools.

Internally the property benefits from, on the ground floor: Entrance hall, living room, open plan kitchen/diner, bedroom four/study and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking for multiple vehicles and to the rear aspect is a well presented garden plus a garage.

Evidently the home has been upgraded with care and love over the course of ownership and is now ready for new owners to come in make it their own.

Call now to register your interest and arrange a private first hand viewing.

**£350,000**



Cedarcroft Road, Ipswich

Entrance hall

Door to front aspect, radiator.

Living room

3.36m x 5.88m (11' 0" x 19' 3")  
Double glazed bay window to front aspect, radiator.

Utility space

2.11m x 2.20m (6' 11" x 7' 3")  
Fitted units, radiator.

Kitchen/diner

5.14m x 6.00m (16' 10" x 19' 8")  
Radiator, door to rear aspect, inset ceiling spotlights, double glazed French doors to rear aspect, integrated oven, integrated dish washer, extractor fan, hob, fitted units.

Bedroom four

2.32m x 4.22m (7' 7" x 13' 10")  
Radiator, Double glazed French doors to rear aspect.

Cloakroom

Low level WC, hand wash basin, double glazed window to front aspect.

Landing

Double glazed window to side aspect.

Bedroom one

2.81m x 3.94m (9' 3" x 12' 11")  
Double glazed bay window to front aspect, radiator, fitted wardrobes.

Bedroom two

3.04m x 3.16m (10' 0" x 10' 4")  
Double glazed window to rear aspect, built-in single wardrobe, radiator.

Bedroom three/Study

2.17m x 2.19m (7' 1" x 7' 2")  
Double glazed window to rear aspect, radiator.

Bathroom

Hand wash basin, heated towel rail, electric mirror, double glazed window to front aspect, shower cubicle, low level WC.

Garden

Patio, artificial lawn, lawn, multiple seating areas to top and bottom of garden, stoned area.

Location

Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.

Directions

Using a SatNav, please use IP1 6BQ as the point of destination.

Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band C  
EPC rating: C

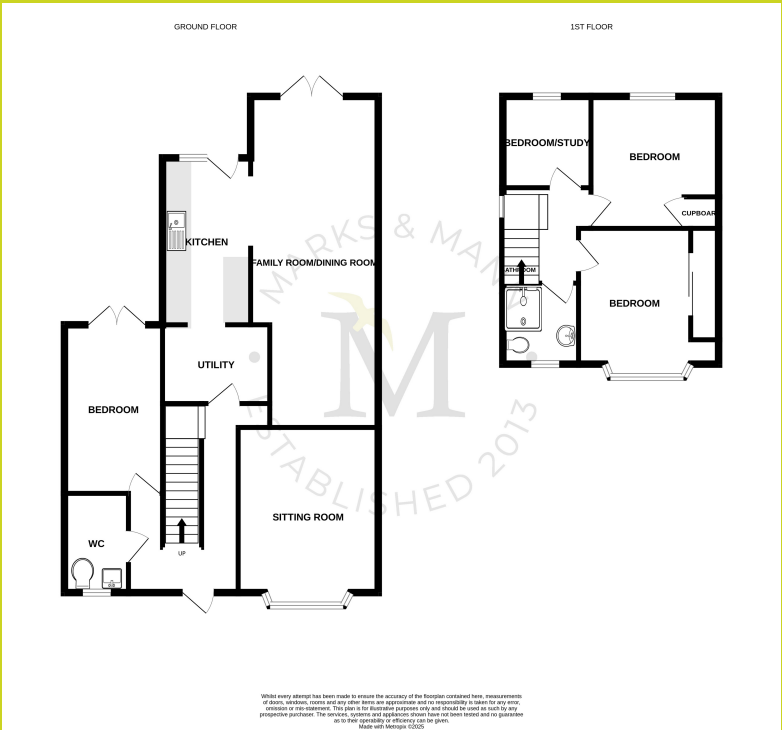
Cedarcroft Road, Ipswich

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations  
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band  
At the time of writing the council tax band for this property is band C.



The above floor plans are not to scale and are shown for indication purposes only.

