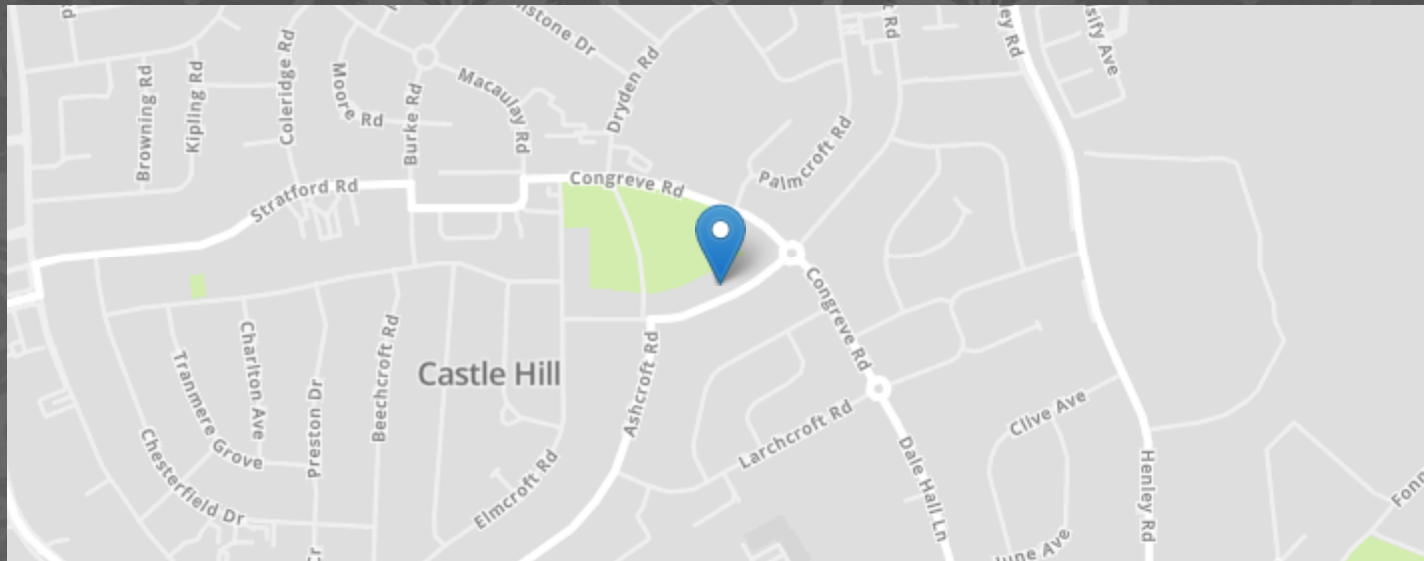


## RosecroftRoad, Ipswich



- OFF ROAD PARKING
- FOUR BEDROOM
- GARDEN
- IDEAL LOCATION
- DOUBLE GLAZING
- GARAGE
- EXTENDED
- WELL KEPT AND WELL PRESENTED
- GAS CENTRAL HEATING
- DINING/SITTING AREA

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## RosecroftRoad, Ipswich

We are pleased to present a fantastic opportunity to acquire this well kept and extended four bedroom semi detached home. Nestled within the popular area of the Crofts this property sits in a convenient location close to schools and amenities.

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

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

**£350,000 Offers in Excess of**

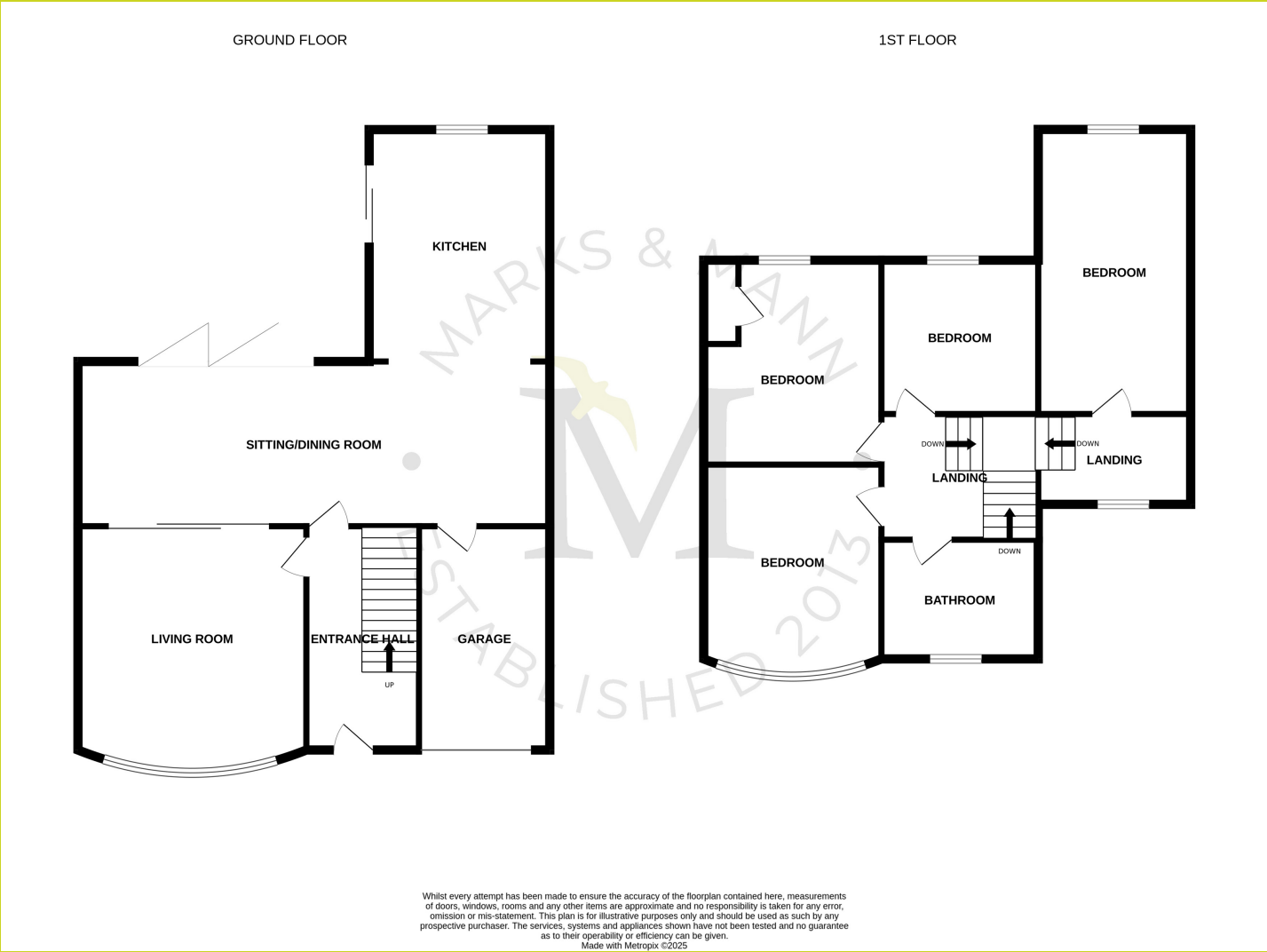


RosecroftRoad, Ipswich

<b>Entrance hall</b>
Radiator, front door, under stairs storage.
<b>kitchen</b>
2.06m x 5.93m (6' 9" x 19' 5") Sink, double glazed window rear aspect, integrated oven, extractor, integrated fridge freezer, ceiling spotlights, door to side aspect.
<b>Diner</b>
5.21m x 2.82m (17' 1" x 9' 3") Ceiling spotlights, radiator, bi-fold doors to the rear aspect
<b>Living room</b>
3.34m x 5.18m (10' 11" x 17' 0") Double glazed bay window to front aspect, radiator.
<b>Landing</b>
<b>Bedroom one</b>
3.37m x 4.04m (11' 1" x 13' 3") Double glazed bay window to the front aspect and radiator.
<b>Bedroom two</b>
3.02m x 3.12m (9' 11" x 10' 3") Double glazed window to the rear aspect, radiator, storage cupboard/boiler housing.
<b>Bedroom three</b>
2.07m x 6.10m (6' 9" x 20' 0") Double glazed window to the rear aspect, radiator , ceiling sport lights.
<b>Bedroom four</b>
2.15m x 2.08m (7' 1" x 6' 10") Double glazed window to the rear aspect and radiator.
<b>Bathroom</b>
Double glazed window to the front aspect, heated towel rail, bath with shower over, low level WC and wash basin.

<b>Garden</b>
Decking, lawn, stoned space, shed x2.
<b>Garage</b>
Single size with power and lighting.
<b>Location</b>
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.
<b>Directions</b>
Using a SatNav, please use IP1 6AP as the point of destination.
<b>Important information</b>
Tenure -Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band C EPC rating: TBC
<b>Disclaimer</b>
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.

RosecroftRoad, Ipswich



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

