



**Vale View Road, Sproughton, Ipswich, IP8 3FG**



**welcome to**

**Vale View Road, Sproughton, Ipswich**

This well-presented end-terraced home benefits from three generous bedrooms, a spacious kitchen/diner with fully fitted appliances, a first floor bathroom and en suite, a ground floor cloakroom, a beautiful fully landscaped rear garden and two allocated parking spaces. **\*\*COMPLETE ONWARD CHAIN\*\***



### **Entrance Hall**

6' 7" x 5' 6" ( 2.01m x 1.68m )

Carpet flooring, one radiator and a storage cupboard.

### **Lounge**

14' max x 12' 3" ( 4.27m max x 3.73m )

Double glazed window to the front, carpet flooring, one radiator and TV point.

### **Kitchen/Diner**

15' 8" x 13' 4" max ( 4.78m x 4.06m max )

Spacious, open plan kitchen/diner with tiled flooring throughout, double glazed window to the rear, French doors leading to the rear garden, a large understairs storage cupboard, one radiator, a range of eye and base level handle less units in high gloss white with wood effect worktop surfaces, spot lights, a boxed in boiler, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a range of integrated appliances including double oven, gas hob, extractor hood,

### **Cloakroom**

6' 1" x 3' 4" ( 1.85m x 1.02m )

Stylish cloakroom with half tiled walls, tiled flooring, low level WC, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail and an extractor fan.

### **First Floor Landing**

Carpet flooring, one radiator and a loft hatch.

### **Master Bedroom**

12' 2" x 11' 1" ( 3.71m x 3.38m )

Bespoke built in wardrobes, carpet flooring, one radiator and a double glazed window to the front.

### **En Suite**

5' 8" x 5' 5" ( 1.73m x 1.65m )

Tiled flooring, half tiled walls, low level WC, vanity sink with chrome mixer tap, shower with glass enclosure, tiled splashback, shaver point, chrome heated towel rail, spot lights, extractor fan and a double glazed window to the front.

### **Bedroom Two**

10' 8" x 8' 7" ( 3.25m x 2.62m )

Bespoke built in wardrobes, carpet flooring, one radiator and a double glazed window to the rear.

### **Bedroom Three**

11' 5" x 6' 6" ( 3.48m x 1.98m )

Carpet flooring, one radiator and a double glazed window to the rear. This room could be used as a bedroom or a study.

### **Bathroom**

6' 6" x 5' 6" ( 1.98m x 1.68m )

Fully tiled walls and flooring in a stylish grey tile, low level WC, vanity sink with chrome mixer tap, a bath with overhead shower and foldable glass screen, spot lights, chrome heated towel rail, shaver point and extractor fan.

### **Outside:**

#### **Front Garden**

A lawned area, a pathway leading to the front door with flower beds and a side access gate leading to the rear garden.

#### **Parking**

Two allocated parking spaces to the rear.

#### **Rear Garden**

Fully landscaped rear garden, fully enclosed border, power points, an outside tap and light, a patio seating area with a walkway leading to the rear gate, the remainder of the garden is laid to lawn.



***view this property online*** [williamhbrown.co.uk/Property/IPS121322](http://williamhbrown.co.uk/Property/IPS121322)



welcome to

## Vale View Road, Sproughton, Ipswich

- Complete onward chain
- Three generous bedrooms
- First floor bathroom & en suite, ground floor cloakroom
- Two allocated parking spaces
- Fully fitted kitchen with French doors to the garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £290,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPS121322](https://www.williamhbrown.co.uk/Property/IPS121322)



Property Ref:  
IPS121322 - 0004

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01473 226101**



[ipswich@williamhbrown.co.uk](mailto:ipswich@williamhbrown.co.uk)



16-18 Wolsey House, Princes Street, IPSWICH,  
Suffolk, IP1 1QT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)