



High Street, Sproughton, Ipswich, IP8 3AF

welcome to

High Street, Sproughton, Ipswich

This well-presented, end-terraced home benefits from three bedrooms, a separate dining room, a 1st floor bathroom and en suite, a landscaped rear garden and off street parking.

Entrance Porch

Tiled effect flooring and double glazed windows to the front and side.

Lounge

Wood effect flooring, TV point, a fitted log burner, one radiator and two double glazed windows to the front, with fitted shutters.

Kitchen

Wood effect flooring, double glazed windows to the rear and side, eye and base level units in wood effect with wood effect worktop surfaces, an integrated dishwasher, one radiator, a fitted extractor hood, space for an oven, fridge/freezer and washing machine, spotlights, a ceramic one and a half bowl sink plus drainer and chrome mixer tap.

Dining Room

Wood effect flooring and one radiator.

Ground Floor Bathroom

Modern bathroom with tiled effect flooring, double glazed window to the side, low level WC, wash hand basin and chrome mixer tap, heated towel rail, extractor fan, part tiled walls in stylish grey tiles and a bath with waterfall showerhead, further shower attachments and glass screen.

First Floor Landing

Wood effect flooring, loft hatch and storage cupboard.

Master Bedroom

Wood effect flooring, double glazed window to the front, one radiator and a door to the en suite/WC.

En Suite/Wc

Part tiled walls, enclosed WC, vanity sink, extractor fan and a boiler.

Bedroom Two

Wood effect flooring, double glazed window to the side and one radiator.

Bedroom Three

Wood effect flooring, double glazed window to the rear and one radiator.

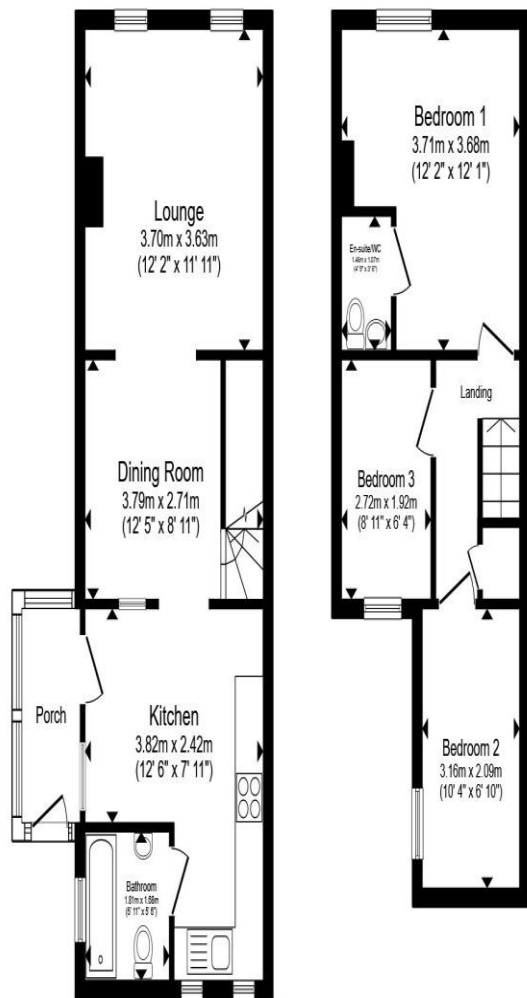
Outside:

Front Garden

Off street parking and a side access.

Rear Garden

Landscaped garden, which is fully enclosed border, a side access, a grassed area, an artificial grass area, raised flower beds, a patio seating area and a shed.



Ground Floor

First Floor

Total floor area 72.4 m² (780 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



welcome to
High Street,
Sproughton, Ipswich

- Three bedrooms
- Separate dining room
- Ground floor bathroom & 1st floor en suite
- Landscaped rear garden
- Off street parking

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

offers in excess of
£230,000



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Property Ref:
IPS121570 - 0004

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