



Rock Estates



Oak Grove

Sproughton, IP8 3EW

£595,000



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## Oak Grove

Sproughton, IP8 3EW

Situated in the sought after village of Sproughton is this detached home on the small development - Oak Grove. Built in 2000 this property has been well maintained and is well presented throughout. Set back in a private close of 7 houses, the property is within a short distance of amenities schools, colleges & the A14 and would make the perfect home for a growing family.

The property comprises of a spacious entrance hallway, a large open plan sitting/dining room that leads on to the sizeable conservatory/garden room. The kitchen/breakfast room offers a bright space with a range of cupboards and drawers, fitted range cooker and space for appliances. There is a useful utility room with space for further appliances and access to the rear garden. There is a useful study space and cloakroom too. To the first floor there are four bedrooms all with built in Sharpes wardrobes and serviced by a family bathroom with double shower cubicle. To the main bedroom there is ample storage and a large ensuite with bath and separate shower cubicle, as well as inset double basins and W.C.

The private rear garden is south facing and offers a number of seating areas perfect for enjoying the outdoors whether you are hosting alfresco parties or simply relaxing. The garden is partly laid to lawn with a separate flower bed that runs adjacent to the wooden fencing. There is a covered outdoor kitchen with inset sink and mixer tap along with a wood effect work surface with storage cupboard below and integrated electric oven. There is a handy shed with power connected. There is also a useful outside tap and external electric sockets.

The property benefits from ample parking with a sweeping gravel driveway. There is a double garage with twin wood effect up and over electric doors to the front, and a personal door providing access to the rear garden. There is power and light connected as well as a useful loft space that could also be used as an office accessed via a fitted wooden staircase.







**Entrance Hall**  
Partly glazed entrance door. Wood effect flooring. Stairs to first floor. Under stairs cupboard. Security alarm. Radiator.

**Cloakroom**  
Double glazed window to front. Low level W.C. Vanity unit with free standing basin on a granite worktop with storage cupboard below. Fully tiled walls.

**Study 9'7" x 6'9" (2.94 x 2.07)**  
Double glazed window to side. Fitted office furniture comprising of desk, shelving cupboards and lockable drawers. Radiator.

**Dining Area 12'3" x 11'7" (3.75 x 3.54)**  
Double glazed window to side with fitted thermal blinds. Radiator. Archway opens to:

**Living Area 18'2" x 11'8" (5.55 x 3.57)**  
Double glazed window to side. Fireplace with inset gas flame effect fire with marble surround and hearth. TV & Sky point. Radiator. Double glazed doors open to:

**Sun Room/ Garden Room 14'2" x 10'7" (4.33 x 3.24)**  
Double glazed windows to front, side and rear with fitted thermal blinds - some of which are tilt and turn windows. Double glazed French doors open to the rear garden. Solid roof with spotlights and ceiling rose. Electric radiator.



**Kitchen/ Breakfast Room 18'5" x 10'4" (5.63 x 3.16)**  
Two double glazed windows to side and rear. Thermal fitted blinds. Range of wall and floor units and drawers with solid wood frontals and under pelmet lighting. Laminate worktops. Inset sink with Mono mixer tap and Insinkerator. Filtered tap water tap. Plumbing and space for dishwasher. Range cooker. Stainless steel extractor hood. Space for American style fridge/freezer with water outlet. Door to:

**Utility Room 9'9" x 6'11" (2.98 x 2.11)**  
Part glazed door opens to the garden. Range of wall and floor units with solid wood frontals. Laminate worktop with inset stainless steel sink with mixer tap over. Plumbing or washing machine and space for tumble dryer. Water softener. Wall mounted gas Baxi boiler.

**Landing**  
Built in storage cupboard housing emersion heater. Loft hatch providing access to the insulated loft space. Doors to:

**Bedroom One 13'2" x 12'8" (4.03 x 3.87)**  
Double glazed windows to side with thermal fitted blinds. Three fitted Sharpes wardrobes with panelled doors. Wall mounted lights. Ceiling fan light. Radiator. Door to:



**Ensuite 13'2" x 5'0" (4.03 x 1.53)**  
Double glazed window to rear. Vanity unit with twin hand wash basins on granite top with cupboards below. Low level W.C. with concealed cistern. Under pelmet inset spotlights and main spotlights. Bath with wooden panel. Double shower cubicle with glass screen. Fully tiled walls. Tiled floor. Two electric shaver points each in the cupboards under the sinks. Extractor fan. Under floor heating.

**Bedroom Two 18'3" x 11'11" (5.58 x 3.65)**  
Two double glazed windows to side with thermal fitted blinds. Built in wardrobes with partly glazed doors and dressing table. TV point and Ariel. Two ceiling fan lights. Security safe.

**Bedroom Three 12'2" x 10'7" (3.72 x 3.24)**  
Double glazed window to side. Fitted thermal blinds. Built in wardrobes with wood effect panelled doors. Radiator.

**Bedroom Four 10'9" x 8'1" (3.30 x 2.47)**  
Double glazed window to side. Built in wardrobes with mirrored doors. Radiator.

**Family Bathroom 9'6" x 6'5" (2.91 x 1.97)**  
Double glazed window to rear. Low level W.C. with wood panelled concealed cistern with granite top and cupboards. Vanity unit with cupboards and inset basin with granite top. Double shower cubicle with glass screen. Fully tiled walls. Electric shaver points. Under floor heating.

**Rear Garden**  
The extensive south facing rear gardens surround the property providing multiple areas to entertain and relax. With a large patio area and separate laid to lawn area the rear garden has a lot to offer. There is a covered outside kitchen complete with lighting and power, oven and sink and further covered seating area. There is a handy storage shed along with an outside tap and external electric sockets.

**Garage & Parking**  
Ample off road parking on the private shingle driveway. Detached double garage with twin wood effect up and over electric doors. Power and light connected. Staircase leads to the boarded loft space useful for further storage or could be converted into a second office space.





Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

