

oakheart

£325,000

Guide Price

Gipping Way, Sproughton



**\*\* GUIDE PRICE £325,000 - £350,000 \*\***

Situated in the corner of a quiet cul-de-sac within the Suffolk village of Sroughton, this well presented and significantly extended semi-detached bungalow offers spacious and versatile accommodation while enjoying a peaceful village setting with excellent access to Ipswich, the A14 and surrounding countryside.

The property is approached via a block paved driveway providing generous off road parking for several vehicles. The side entrance door opens into a hallway, which in turn leads through to a spacious lounge/diner. This impressive living space benefits from two windows to the rear, plus French doors opening onto the garden, creating a bright and sociable area ideal for both relaxing and entertaining.

From the lounge/diner, an inner hallway provides access to the bedroom accommodation located at the front of the property. There are two well proportioned double bedrooms, with the generous principal bedroom further enhanced by a walk-in wardrobe. Also accessed from the inner hallway is the bright and airy modern bathroom.

The lounge/diner also leads to the L-shaped kitchen/breakfast room, which offers a built in pantry plus a range of wall and base units providing ample storage and worktop space including a breakfast bar. There is also space for a small dining table. French doors open onto the rear garden, allowing for an excellent flow between indoor and outdoor living.

Off the kitchen is a useful utility room providing additional storage and is an ideal space for laundry facilities. From the utility room there is access to a convenient cloakroom, while a further door opens onto the established rear garden. The garden features two versatile summerhouses, ideal for additional storage or use as home working spaces. There is also access to the garage, along with a side gate leading back to the driveway.

In our opinion, this thoughtfully extended bungalow simply must be viewed internally to be fully appreciated.












Approximate total area<sup>(n)</sup>

145 m<sup>2</sup>

1560 ft<sup>2</sup>

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>75</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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