

oakheart



£125,000

50% Shared Ownership
Ladder Field, Sproxton, Ipswich

50% Shared Ownership - Local connection to Babergh District Council area is required.

This immaculately presented two bedroom semi-detached home, built in 2020, is located in the sought-after village of Sproughton (IP8) and offered on a 50% shared ownership basis, making it an appealing option for first time buyers and those looking for an affordable route onto the property ladder. The property forms part of a modern development on the edge of the village with views over fields to the rear, and provides practical, well-planned accommodation with driveway parking for two cars.

The ground floor includes an entrance hallway with cloakroom/WC, a fitted kitchen to the front and a good-sized living/dining room across the rear with doors leading out to the garden. Upstairs are two well-proportioned bedrooms and a modern family bathroom.

Outside, the rear garden offers a patio and lawned area backing onto fields, creating a pleasant outlook, while the side driveway provides off road parking for two vehicles. Sproughton sits on the outskirts of Ipswich, giving convenient access to local amenities, countryside walks and road links towards the A14 and wider Suffolk, combining village living with straightforward day-to-day connectivity.

Agents Note:

For shared ownership:

Household income no more than £80,000 per year, do not have their names on any other house deeds and are unable to afford a suitable property on the open market.

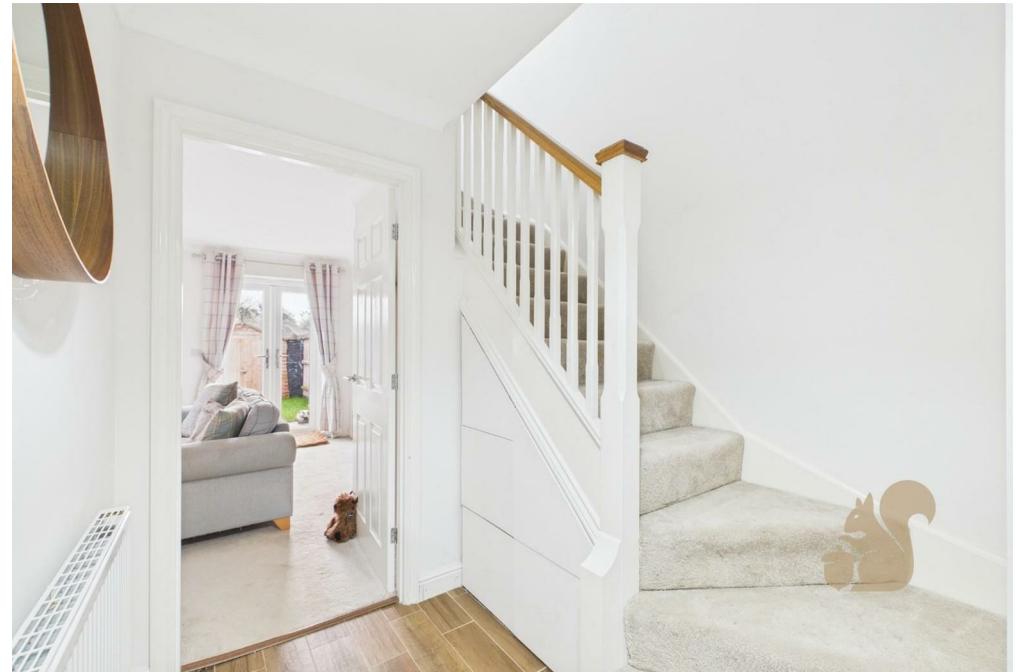
For local connection to Ladder Field, Sproughton:

Live, work or have a family in the Babergh District Council area

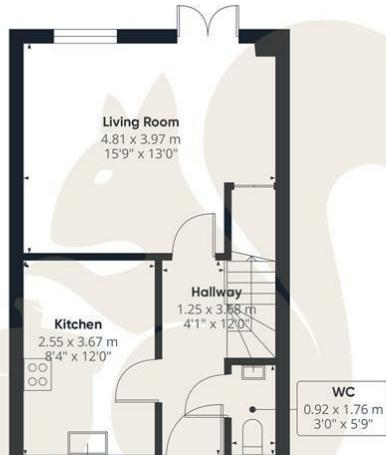
The rent on the 50% share that Orwell own is £309.80 and the service charge is £17.91, Total per calendar month is £327.71











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Local Authority:
Babergh

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating

Approximate total area⁽¹⁾

68.9 m²
743 ft²

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



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

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.