



Not for marketing purposes INTERNAL USE ONLY

Vale View Road  
Sproughton Ipswich



## Property Description

Located on the Wolsey Grange Development an internal viewing is highly recommended for this three bedroom home with many added extras. The property comprises of three bedrooms, en-suite to master, kitchen/diner and separate lounge, ground floor cloakroom & first floor family bathroom, gas central heating, off-road parking for three cars, front and rear gardens and a view over the Greensward.

The property is only 3 minutes from the A14/A12 and within easy reach of Felixstowe and Colchester, Ipswich mainline train station is also close by which offers direct links to London Liverpool Street, Norwich and many more destinations.

Many local shops, a sports centre, gym and doctors surgery are also easily accessible.

The town centre of Ipswich has a cutting edge theatre and art seen many schooling facilities cosy Suffolk pubs and a vibrant community of independent stores it also benefits from a rejuvenated waterfront marina which both many restaurants bars and Cafes.

## Entrance Hall

Access via double glazed entrance door, wood affect vinyl flooring, stairs rising to the first floor, smooth ceiling, storage cupboard and doors giving access too:

## Cloakroom

Low-level WC, pedestal wash hand basin with mixer tap, part tiled wall, radiator and wood affect vinyl flooring.

## Lounge / Diner

16' 9" x 10' 10" ( 5.11m x 3.30m )  
Upvc double glazed double doors giving access to the garden, UPVC double glaze window to front, smooth ceiling with inset spotlighting and radiator.

## Kitchen / Breakfast Room

16' 8" x 9' 10" ( 5.08m x 3.00m )  
Two upvc double glazed windows to side UPVC double glaze window to front built-in double oven built-in fridge built-in freezer, built-in washing machine, built-in slim line dishwasher, wood affect vinyl flooring, smooth ceiling with inset spotlighting, 1 1/2 bowl sink with mixer tap inside in a quartz work top with cupboards and drawers and a matching above, radiator, built-in hob.

## First Floor Landing

Radiator, loft access to a boarded loft via retractable ladder and doors giving access too:

## Bedroom One

12' 6" x 10' 1" ( 3.81m x 3.07m )  
Upvc double glazed windows to front and side, radiator, smooth ceiling with inset spotlighting and door giving access too:

## En-Suite

Double shower cubicle with independent shower over and rainfall shower head, low-level WC, pedestal wash hand basin with mixer tap, heated towel rail, tile flooring, smooth ceiling with inset spotlighting and extractor fan.

## Bedroom Two

9' 7" x 9' 4" ( 2.92m x 2.84m )  
Upvc double glazed windows to front and side, radiator and smooth ceiling.

## Bedroom Three

9' 7" x 7' ( 2.92m x 2.13m )

Upvc double glazed window to side, radiator and smooth ceiling.

## Bathroom

Upvc double glazed window to front, pedestal wash hand basin with mixer tap, shaped and panel bath with mixer tap and independent shower over with rainfall shower head, low-level WC, heated towel rail, part tiled walls, smooth ceiling with inset spotlighting and extractor fan and tiled flooring.

## Outside

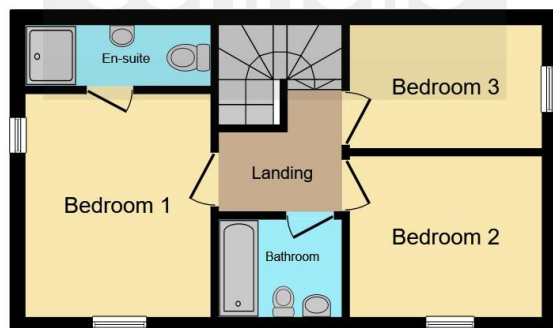
The property benefits from a drive providing off-road parking for three cars and double gates giving further garden storage. The remainder is lying to mature shrubs and has gated access to the garden.

The garden commences with a generous paved patio area with the remainder being laid to lawn, there is outside power, outside lighting and tap.





Ground Floor



First Floor

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.focalagent.com



To view this property please contact Connells on

T 01473 233 966  
E ipswich@connells.co.uk

6 Princes Street  
IPSWICH IP1 1QT

EPC Rating: B

check out more properties at connells.co.uk

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: ICH311264 - 0011