



Connells

Vale View Road
Sproughton Ipswich



Property Description

A modern semi-detached home located in the Wolsey Grange development in Sproughton to the South West of Ipswich, ideally situated for excellent access to local shops, supermarkets and the A12 and A 14 trunk roads.

The property itself offers contemporary and open plan living, a fully fitted modern kitchen with built in appliances, an abundance of natural light, en-suite to master bedroom, a private rear garden and off road parking.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed door, double glazed window, Amtico flooring throughout the downstairs, cupboard housing wall mounted boiler, space for washing machine and door giving access too:

Cloakroom

Double glazed window to front, radiator, low-level W/C, small wash basin with mixer tap, radiator and extractor fan.

Open Plan Kitchen/Living Area

21' 10" x 13' 1" (6.65m x 3.99m)

Kitchen Area

The kitchen consist of matching wall and base units , space for fridge freezer, sink and drainer with mixed tap and pot wash tap, gas hob electric oven with extractor fan, spotlighting, built-in dishwasher and stairs leading to 1st floor.

Living Area

Double glazed double doors to garden and radiator,

First Floor Accommodation

Landing

Loft hatch, radiator, carpeted throughout upstairs and doors giving access too:

Bedroom One

10' 1" x 9' 10" (3.07m x 3.00m)
Radiator, double glazed window to rear and door giving access to en-suite.

Ensuite

Tiled shower cubicle with electric shower over, low-level W/C, wash hand basin with tiled splash back, tiled floor, extractor fan and spotlights.

Bedroom Two

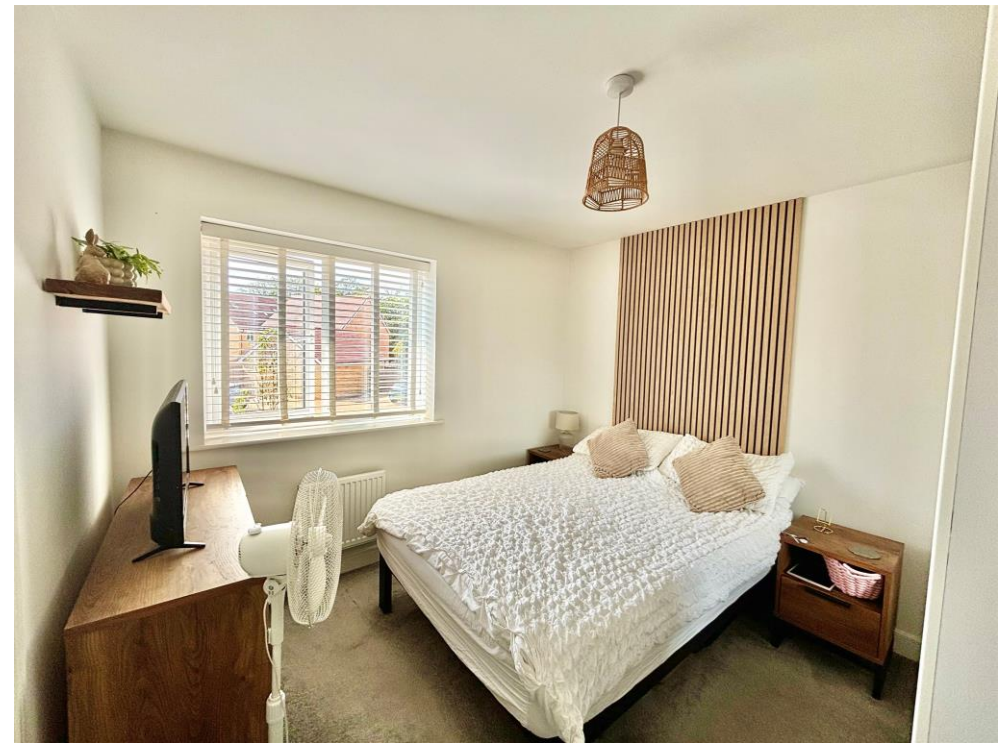
13' 1" max x 8' 3" (3.99m max x 2.51m)
Double glaze windows to front and radiator.

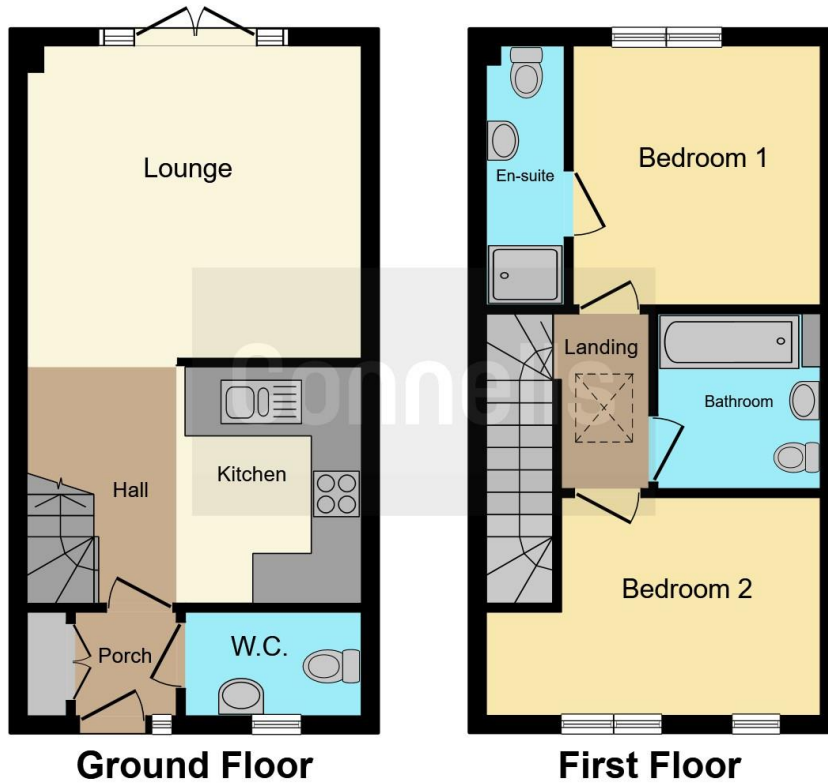
Bathroom

Tiled bath surround with shower over with waterfall head, low-level W/C, wash basin with mixed tap ,extractor fan, heated towel rail and tiled floor.

Outside

The rear garden consists of gravel beds, patio area, garden shed with the remainder laid to lawn, there is also access to garden from a gate leading to parking and carport.





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

view this property online connells.co.uk/Property/ICH311504

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH311504 - 0005