



Connells

Chantry Park View
Sproughton Ipswich



Property Description

A well maintained mid terraced home located on the Wosley 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 home comprises of spacious open plan living with a lounge and dining areas, kitchen, a ground floor cloakroom, a convenient and functional utility cupboard, there are two double bedrooms upstairs and a separate bathroom. Outside there is one off road parking space and the rear garden there is a low maintenance garden for entertaining. An early viewing is highly recommended on this property to avoid disappointment.

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 entrance door, upvc double glazed window to front, wood effect vinyl flooring, smooth ceiling and doors giving access to:

Utility Cupboard

Space and plumbing for washing machine, space for tumble dryer and wall mounted boiler.

Cloakroom

Upvc double glazed window to front, low level w/c, wood effect vinyl flooring, heated towel rail, pedestal wash hand basin with tiled splashbacks, smooth ceiling with inset spotlights and extractor fan.

Kitchen Area

10' 2" x 8' 10" (3.10m x 2.69m)
1 1/2 bowl sink with mixer tap inset in a roll top worksurface with cupboards and drawers under and matching above, under unit lighting, built-in oven, built-in hob with extractor hood over, built-in dishwasher, built-in fridge freezer, stairs rising to the first floor with storage cupboard under, wood effect vinyl flooring, smooth ceiling with inset spotlighting and extractor fan.

Lounge Area

13' 5" x 13' 1" (4.09m x 3.99m)
Upvc double glazed double doors giving access to the rear garden, feature panel wall, smooth ceiling with inset spotlighting, radiator and wood effect vinyl flooring.

First Floor Landing

Storage cupboard giving loft access, radiator and doors giving access to:

Bedroom One

10' 2" x 9' 10" (3.10m x 3.00m)
Upvc double glazed window to rear, radiator, smooth coved ceiling and door giving access to:

Ensuite

Fully tiled shower cubicle with independent shower over, low-level w/c, pedestal wash hand basin with mixer tap and tiled splashback's, heated towel rail, smooth ceiling with inset spotlighting, extractor fan and grey vinyl flooring.

Bedroom Two

12' 8" max x 8' 3" (3.86m max x 2.51m)
Two upvc double glazed windows to front, radiator and smooth ceiling.

Bathroom

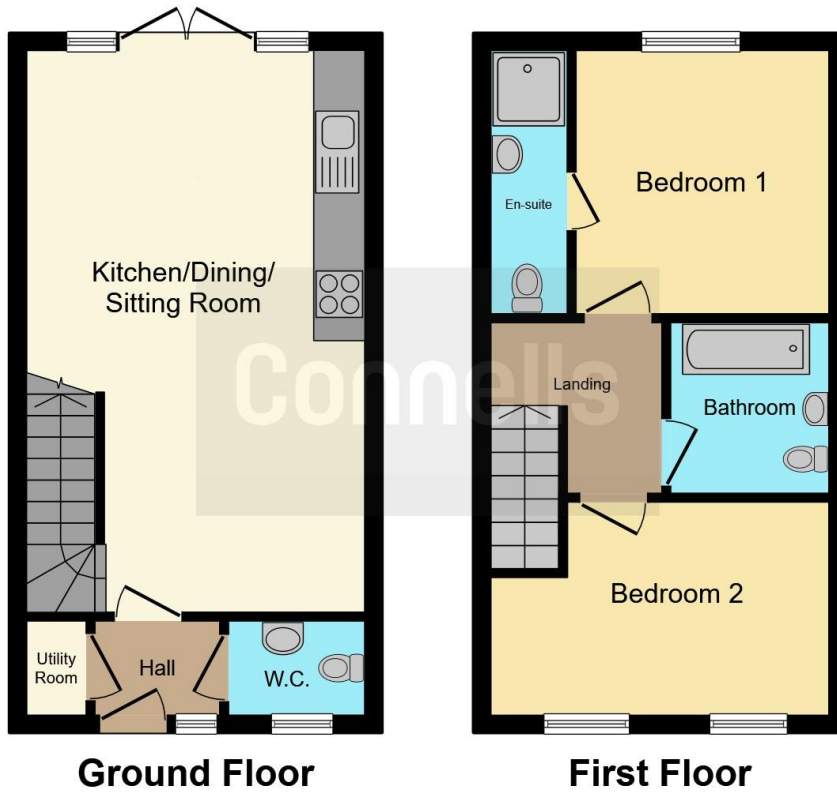
Low-level w/c, pedestal wash and basin with mixer tap, shaped and panel bath with mixer tap and shower attachment, heated towel rail, part tiled walls, smooth ceiling with inset spotlighting, extractor fan and grey vinyl flooring.

Outside

To the front of propert, there is a drive providing off-road parking and a pathway to the entrance door.

The rear garden commences with a paved patio area and the remainder is laid to lawn with decorative stone border an outside tap.





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

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EPC Rating: B

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Tenure: Freehold



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Property Ref: ICH312029 - 0002