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Northfield View  
Sproughton Ipswich



# Northfield View Sproughton Ipswich IP8 3FY

for sale offers in excess of  
**£340,000**



## Property Description

Located on the Woolsey Grange development you'll find this modern well presented townhouse comprising of three double bedrooms, sitting room, kitchen, cloakroom/utility, en-suite to bedroom one, family bathroom, two allocated parking spaces and well presented rear garden for entertaining,

Woolsey Grange is conveniently located to the South West of Ipswich, ideally situated for excellent access to local shops, supermarkets and the A12 and A 14 trunk roads.

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 PVC double glazed entrance door, smooth ceiling, stairs rising to the first floor, radiator, storage cupboard, wood effect vinyl flooring and door giving access to:

## Living Room

13' 8" x 10' 5" Max ( 4.17m x 3.17m Max )  
Upvc double glazed window to front with bespoke shutters, wood affect flooring, smooth ceiling and access to:

## Inner Lobby

Storage cupboard, wood effect vinyl flooring and doors giving access to:

## Cloakroom/Utility

Low level w/c, vanity wash hand basin, built in washer dryer, heated towel rail, smooth ceiling with inset spotlighting.

## Kitchen

14' x 10' 7" Max ( 4.27m x 3.23m Max )

Upvc double glazed window to rear, upvc double glazed double doors giving access to the rear garden, built-in fridge, freezer, built-in double oven, built-in slimline dishwasher, cupboard housing wall mounted boiler, 1 1/2 bowl sink with mixer tap inset in a rolledge worksurface with cupboards and drawers under and matching above, wood effect vinyl flooring, smooth ceiling with extractor and radiator.

## First Floor Landing

Stairs rising to the second floor, upvc double glazed window to front with bespoke shutters, smooth ceiling and doors giving access to:

## Bedroom Two

14' x 9' 3" plus door recess ( 4.27m x 2.82m plus door recess )

Upvc double glazed window to rear with bespoke shutters, radiator and smooth ceiling.

## Bedroom Three

11' 9" x 7' ( 3.58m x 2.13m )

Upvc double glazed window to front with bespoke shutters, radiator and smooth ceiling.

## Bathroom

Low level w/c, pedestal wash hand basin with mixer tap, shaped and panel bath with mixer tap and independent shower over and shower screen, heated towel rail, tiled walls and smooth ceiling with extractor fan.

## Second Floor

Door giving access to:

### Bedroom One

22' 5" x 13' 10" Max ( 6.83m x 4.22m Max )  
UPVC double glaze window to front with bespoke shutters and field views double glaze Velux window to rear three bullet points of storage into giving access to

### En-Suite

Double glazed deluxe window to rear, pedestal wash hand basin with mixer tap, low-level w/c, shower cubicle with independent shower over with rainfall shower head, radiator, smooth ceiling with inset spotlights and extractor fan.

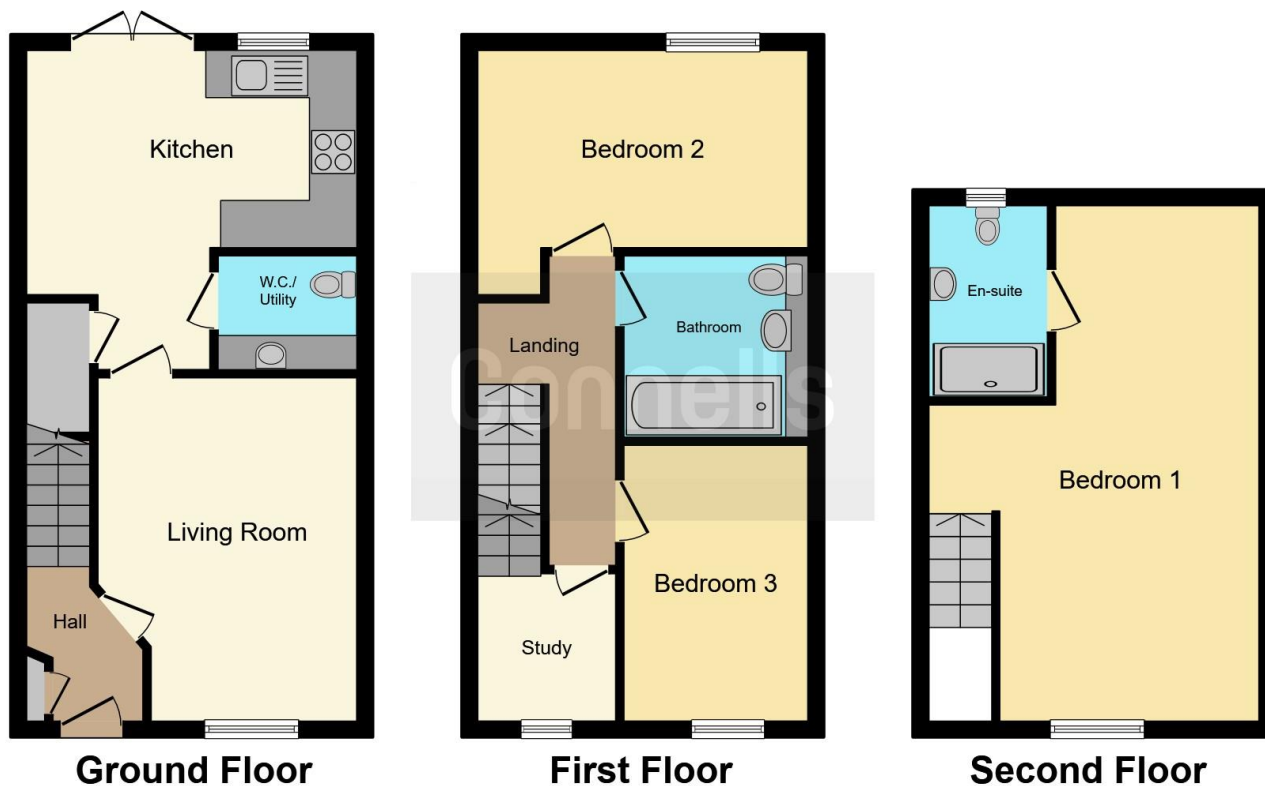
## Outside

To the front of the property there are two allocated parking spaces and gated side access to the rear garden. The rear garden commences with a paved patio area with the remainder laid to lawn. There is a shed to remain and outside tap.

## Agent Note

Woolsey Grange has a site fees payable, which at this moment in time is £100 per annum





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 IPSWICH IP1 1QT

EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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