



Cage Cottage, Lower Street, Sproughton, IPSWICH, IP8 3AA

welcome to

Cage Cottage, Lower Street, Sproughton, IPSWICH

GUIDE PRICE* *£450,000 - £475,000 Beautiful, large five double bedroom detached family home with a barn style cladded exterior, extensively extended to the rear with tons of character including exposed beams, inglenook fireplaces and exposed brick work.



Lounge

21' 4" x 14' 9" (6.50m x 4.50m)

Character filled, open plan lounge with two double glazed windows to the front, a further double glazed window to the rear, French doors leading to the conservatory, carpet flooring with grey wood effect flooring upon entry, spot lights, TV point, an alcove, exposed beams and an exposed brick fire place with an open fire.

Conservatory

13' 3" x 13' 2" (4.04m x 4.01m)

Double glazed windows to the side and rear, French doors to leading to the garden, tiled flooring, one radiator and exposed brick work.

Kitchen/diner

32' 4" x 14' max (9.86m x 4.27m max)

Contemporary, long flowing, open plan hi-spec kitchen, perfect for entertaining and boasting multiple storage cupboards, a large dining area, a range of eye and base level units in two tone matte grey with compact concrete effect worktop surfaces, a black sink plus drainer and black flexi mixer tap, a range of integrated appliances including a Neff microwave/fan oven, a further Neff double oven, an induction hob, extractor hood, dishwasher and a 70/30 split fridge/freezer, a concrete effect tiled splashback throughout, one radiator, spot lights, bi-fold doors leading to the rear garden, hard tiled wood effect flooring throughout, exposed brick work, an inglenook fireplace with adjacent utility cupboard and exposed beams and mantels.

Snug/annex Lounge

22' 3" x 13' 6" (6.78m x 4.11m)

Bi-fold doors leading to the garden, hard tiled wood effect flooring in grey, spot lights, two infrared heaters, TV point. This room has potential to be an annex lounge.

Ground Floor Wet Room

6' 1" x 5' 2" (1.85m x 1.57m)

Shower with handle less glass enclosure, enclosed WC with vanity sink in high gloss grey and chrome mixer tap, chrome heated towel rail, spot lights, automatic light, extractor fan and a brick effect tiled splashback.

Ground Floor Bedroom One

13' 7" x 10' 6" (4.14m x 3.20m)

Double glazed full length window to the front and a further double glazed window to the front allowing ample natural light, tiled flooring, USB sockets, spot lights and a door leading to the en suite wet room.

En Suite Wet Room

8' 2" x 5' 2" (2.49m x 1.57m)

Shower with tiled splashback, enclosed WC with matching vanity sink in high gloss grey and chrome mixer tap, tiled splashback, black heated towel rail, spot lights, extractor fan and automatic light.

Ground Floor Bedroom Two

9' 1" x 8' 7" (2.77m x 2.62m)

Velux window, tiled flooring, spot lights, and ample space. This room could be used as a bedroom or a kitchenette for the annex as it has water and plumbing already fitted along with chest height sockets.

First Floor Landing

Carpet flooring, spot lights, loft hatch and one radiator.

Bedroom Three

14' 9" x 11' (4.50m x 3.35m)

Double glazed window to the front, single glazed window to the rear, carpet flooring, two radiators, two built in wardrobes, spot lights and exposed beams.

Bedroom Four

11' 5" x 7' 2" (3.48m x 2.18m)

Single glazed window to the rear, carpet flooring, one radiator, spot lights and exposed beams.

Bedroom Five

11' 6" x 7' 3" (3.51m x 2.21m)

Double glazed window to the front, carpet flooring, one radiator, spot lights and exposed beams.

Bathroom

9' 2" x 6' (2.79m x 1.83m)

Low level WC, pedestal wash hand basin, P bath with overhead shower, waterfall shower head and glass screen, extractor fan, spot lights, part tiled walls, grey wood effect flooring, chrome heated towel rail and a double glazed window to the front.

Outside:

Front Garden

Block paved driveway with access to the double garage, external lighting, an outside tap and a side access gate leading to the rear garden,

Double Garage

17' x 17' 2" (5.18m x 5.23m)

Up and over door, power, light and storage in the rafters.

Rear Garden

Beautifully presented, fully landscaped rear garden with views spanning across fields and stables, a large shingle seating area on the ground floor area of the garden which leads to the both bi-fold door entrances and the conservatory, steps up with sleeper borders the whole way round leading to the lawned area where there is a half-height fence allowing for the stunning views across the countryside, an outside light and tap, power point, raised flower beds, brick planters, a side access gate with a walkway via sleepers and down lighters across the entire exterior of the property.



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Cage Cottage, Lower Street, Sproughton, IPSWICH

- Five double bedrooms
- Extensively extended to the rear
- Large open plan kitchen/diner, two sets of bi-fold doors and annex potential
- Double garage and off street parking
- Fully landscaped rear garden

Tenure: Freehold EPC Rating: D

guide price

£450,000 - £475,000



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