



**Vale View Road, Sproughton, IPSWICH, IP8 3FG**



**welcome to**

**Vale View Road, Sproughton, IPSWICH**

This well-presented end-terraced home benefits from three generous bedrooms, a spacious kitchen/diner with fully fitted appliances, a first floor bathroom and en suite, a ground floor cloakroom, a beautiful fully landscaped rear garden and two allocated parking spaces.



### **Entrance Hall**

6' 7" x 5' 6" ( 2.01m x 1.68m )

Carpet flooring, one radiator and a storage cupboard.

### **Lounge**

14' max x 12' 3" ( 4.27m max x 3.73m )

Double glazed window to the front, carpet flooring, one radiator and TV point.

### **Kitchen/Diner**

15' 8" x 13' 4" max ( 4.78m x 4.06m max )

Spacious , open plan kitchen/diner with tiled flooring throughout, double glazed window to the rear, French doors leading to the rear garden, a large understairs storage cupboard, one radiator, a range of eye and base level handle less units in high gloss white with wood effect worktop surfaces, spot lights, a boxed in boiler, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a range of integrated appliances including double oven, gas hob, extractor hood, fridge/freezer, washing machine and dishwasher.

### **Cloakroom**

6' 1" x 3' 4" ( 1.85m x 1.02m )

Stylish cloakroom with half tiled walls, tiled flooring, low level WC, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail and an extractor fan.

### **First Floor Landing**

Carpet flooring, one radiator and a loft hatch.

### **Master Bedroom**

12' 2" x 11' 1" ( 3.71m x 3.38m )

Bespoke built in wardrobes, carpet flooring, one radiator and a double glazed window to the front.

### **En Suite**

5' 8" x 5' 5" ( 1.73m x 1.65m )

Tiled flooring, half tiled walls, low level WC, vanity sink with chrome mixer tap, shower with glass enclosure, tiled splashback, shaver point, chrome heated towel rail, spot lights, extractor fan and a double glazed window to the front.

### **Bedroom Two**

10' 8" x 8' 7" ( 3.25m x 2.62m )

Bespoke built in wardrobes, carpet flooring, one radiator and a double glazed window to the rear.

### **Bedroom Three**

11' 5" x 6' 6" ( 3.48m x 1.98m )

Carpet flooring, one radiator and a double glazed window to the rear. This room could be used as a bedroom or a study.

### **Bathroom**

6' 6" x 5' 6" ( 1.98m x 1.68m )

Fully tiled walls and flooring in a stylish grey tile, low level WC, vanity sink with chrome mixer tap, a bath with overhead shower and foldable glass screen, spot lights, chrome heated towel rail, shaver point and extractor fan.

### **Outside:**

#### **Front Garden**

A lawned area, a pathway leading to the front door with flower beds and a side access gate leading to the rear garden.

#### **Parking**

Two allocated parking spaces to the rear.

#### **Rear Garden**

Fully landscaped rear garden, fully enclosed border, power points, an outside tap and light, a patio seating area with a walkway leading to the rear gate, the remainder of the garden is laid to lawn.



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## Vale View Road, Sproughton, IPSWICH

- Three generous bedrooms
- First floor bathroom & en suite, ground floor cloakroom
- Two allocated parking spaces
- Fully fitted kitchen with French doors to the garden
- Beautiful fully landscaped rear garden

Tenure: Freehold EPC Rating: B

offers over

**£315,000**



Please note the marker reflects the postcode not the actual property

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