



Greenacres Burstall Lane, Sproughton Ipswich IP8 3DJ

welcome to

Greenacres Burstall Lane, Sproughton Ipswich

This attractive, semi-detached home is set in half an acre (STS) and boasts four large double bedrooms, a beautiful lounge, a country cottage kitchen, ground floor bathroom, 1st floor cloakroom, stunning front and rear gardens with countryside views, ample off street parking, garage and a workshop.



Entrance Porch

4' 4" x 6' 5" (1.32m x 1.96m)

Tiled flooring, a door leading to the dining room and windows to the front and side.

Reception Room

14' x 11' 7" (4.27m x 3.53m)

Double glazed sliding door leading to the garden, wooden flooring, one radiator, a fireplace and a door leading to the porch.

Lounge

18' x 11' 9" (5.49m x 3.58m)

Beautiful lounge with high ceilings, exposed beams, oak effect flooring throughout, two radiators, TV point, a fitted wood burner with oak mantle, a window to the front and French doors leading to the side garden.

Dining Room

13' 2" x 19' 1" max (4.01m x 5.82m max)

Window to the front, bi-fold doors leading to the conservatory, original floorboards, one radiator, a fireplace and wall hung lights. This room is currently used as snug/office.

Conservatory

16' 1" x 9' (4.90m x 2.74m)

Stylish conservatory with a pitched glass ceiling, double glazed windows to the side and rear, two sets of French doors leading to the garden, one radiator, tiled flooring, bi-fold doors leading to the snug and wall hung lights.

Kitchen

14' 2" x 10' 3" (4.32m x 3.12m)

A window to the rear with secondary glazing, tiled flooring, one radiator, a cottage style kitchen in white with oak worktop surfaces, a dual butler sink with Victorian style mixer tap, partially tiled walls, space for a fridge/freezer and cooker (to stay), a door leading to the conservatory and bespoke eye level cabinets and shelving.

Inner Hall

7' 8" x 4' 3" (2.34m x 1.30m)

An understairs storage cupboard, one radiator and a window to the front with secondary glazing. This inner hall houses the staircase and connects the kitchen to the ground floor bathroom and the dining room.

Ground Floor Bathroom

13' 5" max x 7' 4" (4.09m max x 2.24m)

Four piece bathroom with a window to the front with secondary glazing, a bath, a shower with glass enclosure and panelled splashback, enclosed WC, pedestal wash hand basin, one radiator, partially tiled walls, stone effect flooring and fitted down lighters

First Floor Landing

Large, gallery style landing, which is 25ft long, with carpet flooring, a storage cupboard, loft hatch, one radiator, a Velux window and an additional window to the front with secondary glazing.

Master Bedroom

17' 9" x 12' (5.41m x 3.66m)

A Velux window, an additional window to the side with secondary glazing, wooden flooring, exposed beams, fitted wardrobes and loft hatch.

Bedroom Two

14' 1" x 11' 8" (4.29m x 3.56m)

A window to the rear with secondary glazing, carpet flooring and one radiator.

Bedroom Three

10' 7" x 10' 4" (3.23m x 3.15m)

A window to the rear with secondary glazing, original floorboards, vanity sink and one radiator.

Bedroom Four

11' 1" x 10' 2" (3.38m x 3.10m)

A window to the rear with secondary glazing, original floorboards, one radiator, a built in wardrobe, a fireplace and vanity sink.

First Floor Cloakroom

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

Velux window, tiled effect flooring, low level WC and wash hand basin.

Outside:

Garage

17' 3" x 9' 4" (5.26m x 2.84m)

Barn style doors to the front, a door to the side, fitted benches, light, power and storage in the rafters.

Workshop

30' x 8' 6" (9.14m x 2.59m)

Windows to the front, rear and side, barn style doors to entry and an additional door to the side.

Front Garden

Upon entry to Greenacres you are greeted with a large surrounding hedge, creating privacy from the road, a stone driveway to the front, providing off street parking for multiple vehicles, a mature silver birch tree with rope swing, lawned areas, hedged borders, raised flower beds and a side access leading to the remainder of the rear garden.

Rear Garden

The rear garden and entire plot is approximately half an acre, with half height fencing to the rear, to enjoy the stunning views across the rolling Suffolk countryside and a gate leading to the rear. The majority of the garden is laid to lawn with beautiful curved borders, hedging, complete privacy, a raised decking area, perfect for enjoying the afternoon sun, a large patio seating area directly off the conservatory, with multiple canopies, arches and raised flower beds, ample seating options, two sheds, a workshop, a green house, a large vegetable patch, an outside tap, light and power points. There is also great scope for extensions or additional development (STPP).

Agents Note:

The current vendor has advised us that there is asbestos in the garage roof and a septic tank.



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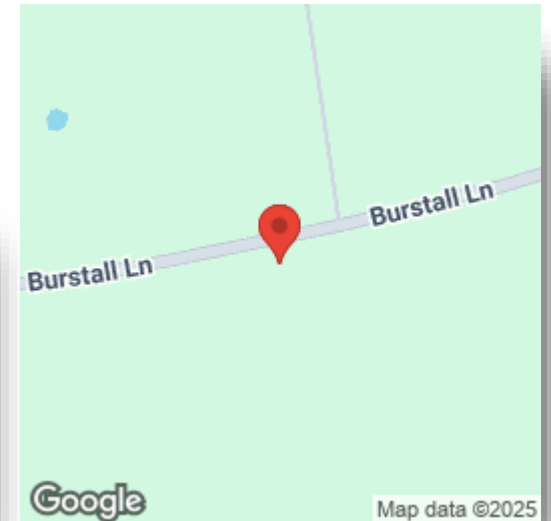
Greenacres Burstall Lane, Sproughton Ipswich

- Four large double bedrooms
- Beautiful lounge with exposed beams
- Country cottage kitchen
- Ground floor bathroom & 1st floor cloakroom
- Beautiful front & rear gardens with countryside views

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£575,000



Please note the marker reflects the
postcode not the actual property

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