



**Sproughton Road, Ipswich, IP1 5AH**

**welcome to**

## **Sproughton Road, Ipswich**

This well-presented, mid-terraced home benefits from three good-size bedrooms, two generous reception rooms, a modern kitchen, a ground floor bathroom, a large rear garden and off street parking.

### **Entrance Porch**

Tiled flooring, double glazed window to the front, composite front door and spot lights.

### **Entrance Hall**

Wood effect flooring, one radiator, a staircase and a door to the lounge.

### **Lounge**

Double glazed window to the front, one radiator, wood effect flooring, TV point and an alcove with stone base and wooden mantle.

### **Dining Room**

Beautifully presented dining room with French doors to the garden, oak effect flooring, one radiator, an understairs storage cupboard, a gas fireplace with wooden surround and an open arch leading to the kitchen.

### **Kitchen**

Double glazed window to the side, an open archway leading to the dining room, tiled flooring, eye and base level units with black stone effect worktop surfaces, a sink plus drainer and chrome mixer tap, space for a cooker, washing machine, tumble dryer and fridge/freezer, a boiler, one radiator and tiled splashback.

### **Ground Floor Bathroom**

Double glazed window to the side, tiled flooring, part tiled walls, low level WC, vanity sink, a bath with overhead shower, waterfall showerhead and glass screen, white heated towel rail and loft hatch.

### **First Floor Landing**

Carpet flooring, loft hatch and an alcove over the stairs for storage.

### **Master Bedroom**

Double glazed window to the front, carpet flooring, one radiator, a fireplace and a built in wardrobe.

### **Bedroom Two**

Double glazed window to the rear, wood effect flooring, one radiator, spot lights and a fireplace.

### **Bedroom Three**

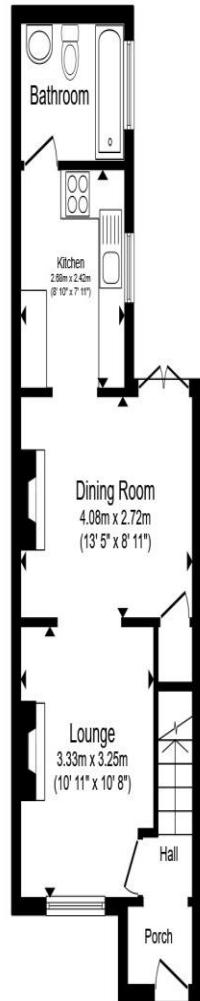
Double glazed window to the rear, wood effect flooring, one radiator and spot lights.

### **Outside: Front Garden**

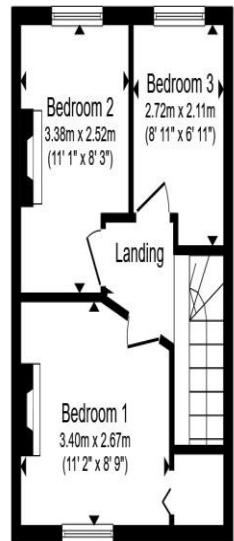
A hard standing area providing off street parking for 2 vehicles, a shingle border and a side access, via a tunnel terrace, leading to the rear garden. There is a Flying Freehold over the tunnel terrace.

### **Rear Garden**

Large rear garden with a block paved seating area with a pathway leading to the rear of the garden, a shed, a grassed area, a side gate, a fully enclosed border and an outside tap.



Ground Floor



First Floor

Total floor area 66.4 m<sup>2</sup> (714 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to  
**Sproughton Road,**  
**Ipswich**

- Three good-size bedrooms
- Two generous reception rooms
- Modern kitchen & ground floor bathroom
- Off street parking for 2 vehicles
- Large rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£220,000**



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