



Grier & Partners
— LAND AND ESTATE AGENTS —

2 GORSE FIELD CLOSE, SPROUGHTON, IPSWICH,
SUFFOLK, IP8 3FD
ASKING PRICE OF £440,000





INTRODUCTION

conveniently located within the village of Sroughton close to the Primary school and with great links into Ipswich and the broader county, this four bedroom detached family home offers an abundance of highly flexible space. The space can be configured to an owners requirements with ease and the property benefits from a highly efficient construction and design having been completed in 2019. We recommend a viewing to appreciate all this great family home has to offer.

DIRECTIONS

from the A14 heading West take the Sroughton junction and turn right at the roundabout towards the village, passing over the river past Sroughton Mill take the next left onto Church Lane, passing the primary school on your right take the next right onto Ladder Field and right again into Gorse Field then right again, where the property can be found on your right hand side, the the driveway and parking ahead of the garage.





INFORMATION

completed in 2019 of modern brick and block cavity construction under a tiled roof with brick elevations to all sides. The property benefits from a high level of insulation throughout and heating/hot water is provided via a gas fired combination boiler situated in the airing cupboard. Windows and doors are UPVC throughout aside from the composite front door. Drainage is via mains system, electrics via RCD consumer unit and high speed fibre broadband is available to the property.

SPROUGHTON

a desirable village set on the edge of Ipswich divided by the River Gipping. There is a delightful 14th Century Church with spectacular stained glass windows. Sproughton Village primary school has received good reports and is highly recommend by the local parents. Ipswich enjoys excellent facilities in both education and leisure with a Premiership football team. The house enjoys easy access to all the major road networks for East Anglia. Airports at Stansted approximately one hour by car. Main line railway station some 3.5 miles away in Ipswich with a 70minute journey time into Liverpool Street.



SERVICES

Mains gas, water, electric and drainage are connected to the property. Heating is provided via gas fired boiler to radiators throughout. Ultrafast broadband available via Openreach, County Broadband, Trooli and Gigaclear (www.ofcom.org.uk). 5G mobile phone coverage via EE, O2, Vodafone and Three (www.ofcom.org.uk). Check the flood risk in this area via – (www.gov.uk/check-long-term-flood-risk). Council Tax Band – E. Energy Performance Rating – B.

NOTE

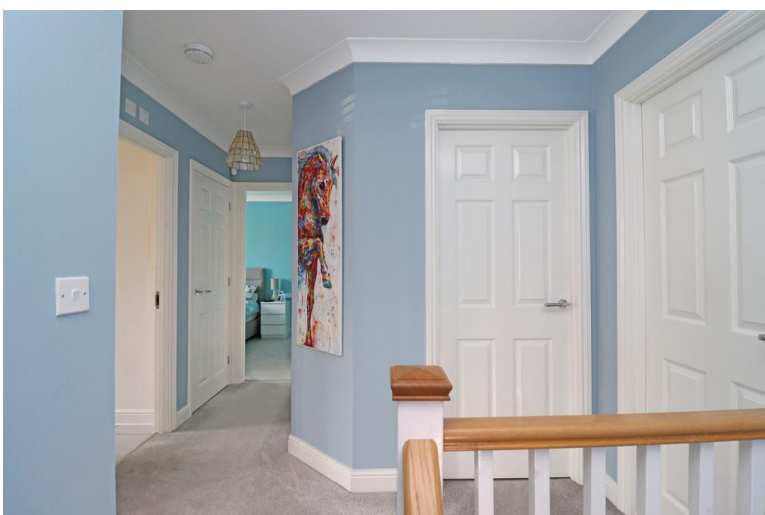
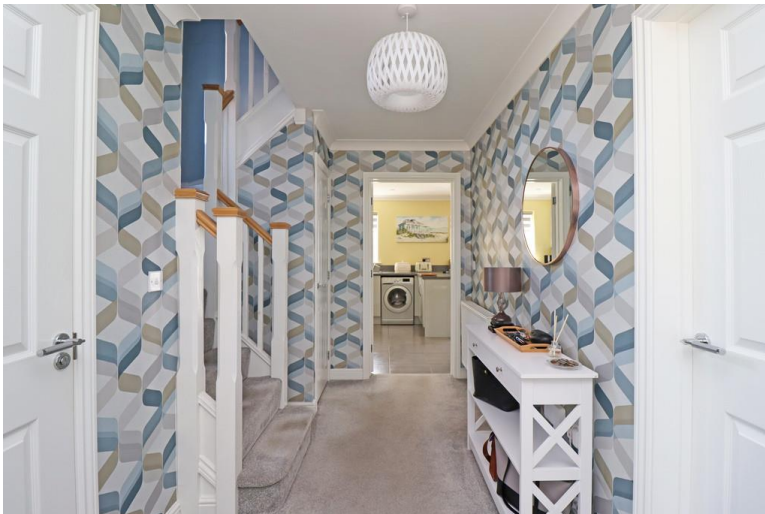
As vendor's agents we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

ACCOMMODATION

spacious and over two floors, on the first floor:

BEDROOM ONE

13'00 x 9'00 window to the front (North), built in wardrobe, door through into the:





EN-SUITE SHOWER ROOM

9'00 x 2'10 opaque window to the side (West) tiled floor and contrast walls to ceiling height, shower with tiled walls and folding door to the side, wash basin, w/c and heated towel rail. Recessed ceiling lights and extractor fan.

BEDROOM TWO

11'08 x 8'05 window to the rear (South) overlooking the rear garden, ample space for double bed and freestanding wardrobes as required.

BEDROOM THREE

11'00 x 7'03 window to the rear (South) with built in wardrobes to the side, currently configured as a dressing room but with ample space for a queen size bed.

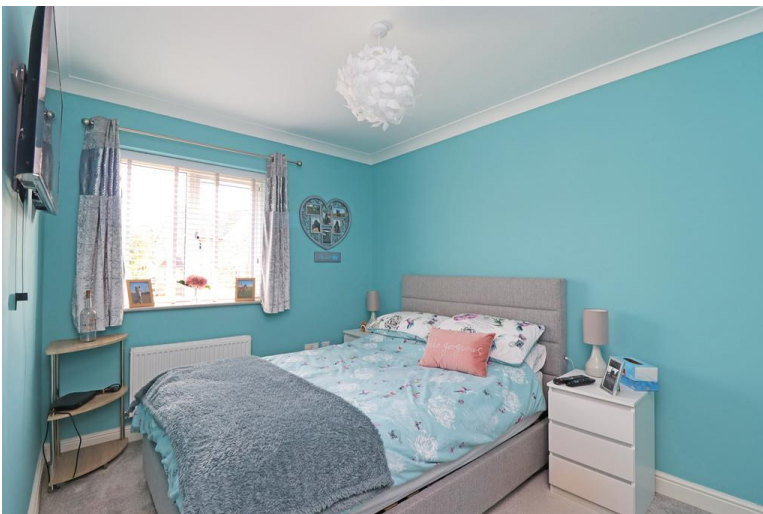
BEDROOM FOUR

7'04 x 6'11 window to the front (North) and built in full width wardrobe to the side, ideally suited to a nursery bedroom or a home office overlooking the greensward to the front of the property.



FAMILY BATHROOM

6'04 x 6'02 opaque window to the rear (South), tiled floor and walls over the panel bath with shower and glazed screen over, wash basin inset to vanity unit, w/c and heated towel rail to the side. Recessed ceiling lights and extractor fan.



LANDING

window to the side halfway down the stairs that return to the ground floor throws light into the space, loft access with drop down ladder and airing cupboard contains the gas fired combination boiler. Stairs return through 180 degrees to the ground floor:

ENTRANCE HALL

13'06 x 6'00 opaque windows to the front flank the composite secure front door, mat well, understairs cupboard provides good storage space and a tucked away location for the RCD fuse board. Doors to the sitting room, kitchen/ dining room and the:

CLOAKROOM

(6'10 x 3'00) opaque window to the side, tiled floor, w/c, hand basin and coat hanging space.





SITTING ROOM

13'06 (16'00 into bay) x 12'11 bay window to the front providing ample light into the room, spacious sitting room with a pair of internal glazed doors that open through into the:

KITCHEN/ DINING ROOM

22'09 x 10'08 windows and a pair of glazed doors into the rear garden and opening onto the terrace. This spacious open plan living space forms the central hub of the house and integrates well with the extensive decking in the back garden. The kitchen itself comprises of a range of gloss fronted light grey wall and base units to two sides and a peninsular unit in the centre of the room naturally separating the kitchen and dining areas of the house. Integrated eye level double oven/grill, dishwasher with further space and plumbing for the washing machine, inset to the granite effect work surface are a stainless steel sink and drainer with wander tap along with a four ring gas hob with extractor above. Tiled floor extends from the kitchen into the dining area.

OUTSIDE

to the rear of the house the garden takes in a Southerly aspect enjoying day long sunshine and with the extensive decking providing an excellent outside dining & entertaining space. Past the decking the garden is laid to lawn with sleeper beds to the rear and raised sleeper bed at waist height to the side with a calming water feature. Just behind the garage and covered by a wooden pergola a further terraced area enjoys a West facing aspect. The gardens boundaries are clearly defined by a combination of close board fencing and a substantial brick wall to the West topped by trellis. Side gate to the garden between the house and garage. To the front the property is approached via a pathway in the lawned front garden, through a pretty covered front porch, and over the driveway with space for two cars ahead of the:

SINGLE GARAGE

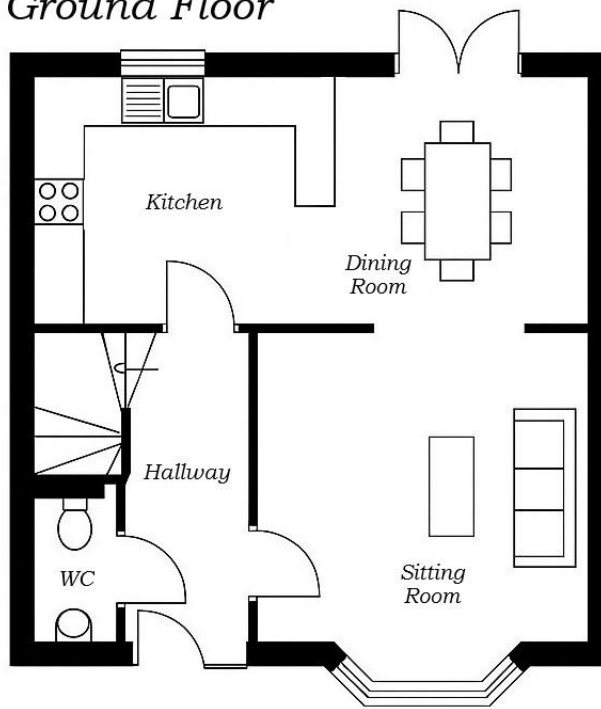
23'00 x 9'10 this spacious garage with a single up and over door to the front is highly flexible with power and light connected. Personal door to the rear garden, boarded loft area with a pull down ladder provides useful storage with the high pitch roof.



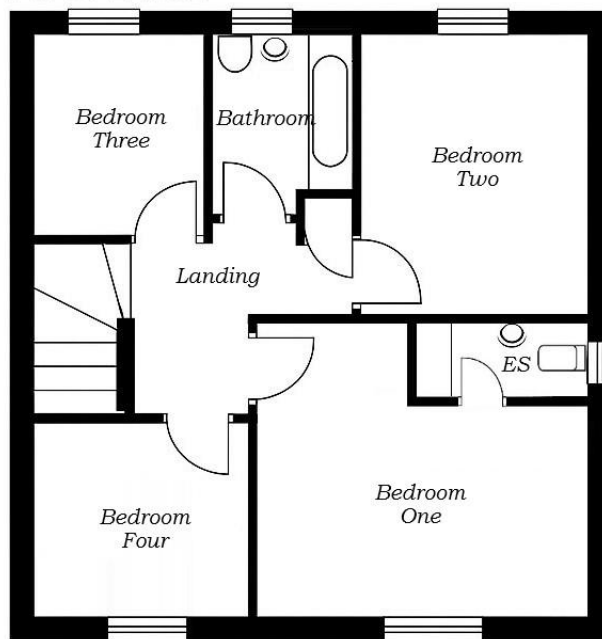




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		