



Sproughton Court, Ipswich,  
£245,000

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GRACE ESTATE AGENTS are delighted to present this three-bedroom mid-terraced property located in the sought-after Sproughton Court. This charming home offers an excellent blend of comfort, practicality, and convenience.

The welcoming reception room provides an inviting space for relaxing or entertaining, with French doors opening onto the rear garden. The property features three well-proportioned bedrooms, offering plenty of space for family, guests, or a home office. The modern family bathroom is thoughtfully designed to suit everyday living.

Built in 1990, the home combines a practical layout with contemporary touches throughout. The property benefits from allocated parking directly outside the front of the house, parking by the garage, and additional guest parking spaces.

Sproughton is known for its picturesque setting and excellent local amenities, making it a highly desirable location for those seeking a peaceful yet well-connected area. Whether you are a first-time buyer or looking to downsize, this lovely home in Sproughton Court offers a fantastic opportunity to settle into a friendly, tucked-away community.

### Entrance Hall

Radiator and access to the kitchen, sitting dining room and stairs to the first floor.

### Kitchen

6'10" x 9'11" (2.10 x 3.04)

Double glazed window to front aspect, radiator, single integrated gas oven with extractor over and glass splash back. Space for fridge freezer, washing machine, single bowl sink with mixer tap and side drainer. Matching eye level and base units with worktops over, marble effect splash back all around the kitchen.





**Sitting/Dining Room**  
13'9" x 15'5" (4.21 x 4.72)  
Double glazed french doors to rear aspect, double glazed window to rear aspect, radiator and storage cupboard under the stairs.



**Bedroom Three**  
5'10" x 7'11" (1.80 x 2.43)  
Radiator, double glazed to rear aspect.



**Bedroom Two**  
11'1" x 7'5" (3.40 x 2.28)  
Double glazed window to rear aspect and radiator.



**Master Bedroom**  
13'9" x 10'5" (4.21 x 3.20)  
Two double glazed window to front aspect and radiator.



**Bathroom**  
6'11" x 4'8" (2.13 x 1.44)  
Low level WC, hand wash basin, Panelled bath with shower on riser rail and mixer tap. Tiled splash back and wood style flooring.



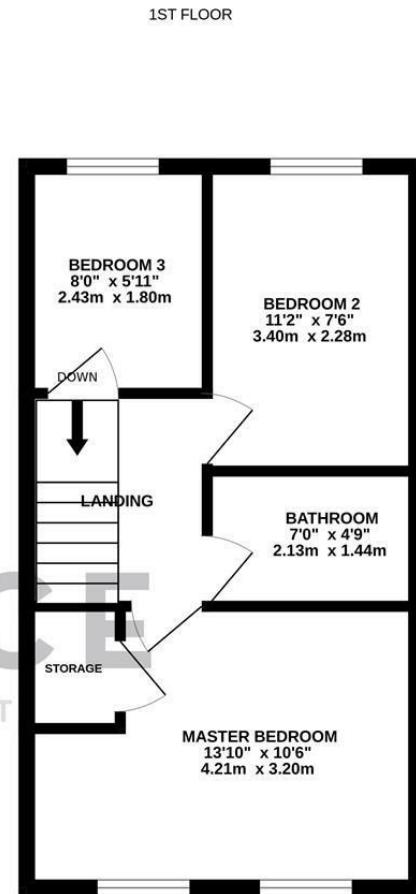
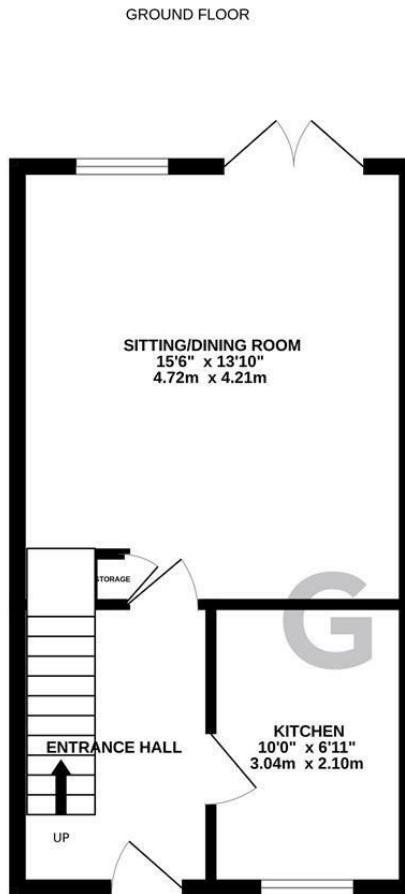
**Rear garden**  
Patio area leading to a lawned area, fenced boundaries and access to the front of the property.



**Garage**  
Single Garage located to the side of the property.



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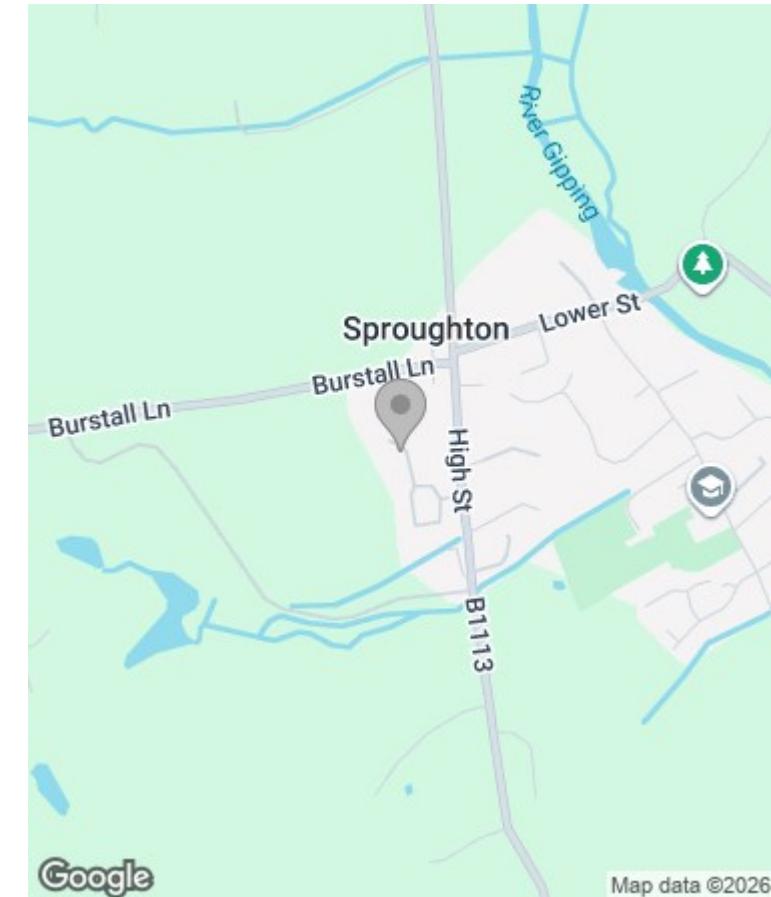
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728

if you wish to arrange a viewing appointment for this property or require further information.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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