



Connells

Sproughton Road
Ipswich



Property Description

A well established semi-detached property situated to the west side of town and within easy access to many local amenities. The home comprises of a warm and welcoming lounge, separate dining/reception room, kitchen, utility room, two double bedrooms, bathroom, off road parking to the front and a good sized rear garden.

The local area provides access to both Primary and Secondary Schools, two local supermarkets as well as good road access to the A14, there are also public transport links to Ipswich town centre.

Nearby Ipswich is the County Town of Suffolk and has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations. It also has a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via double glazed entrance door and door giving access to:

Lounge

12' x 11' 7" (3.66m x 3.53m)

Double glazed window and door to rear and stairs rising to the first floor.

Dining Room

12' 7" into bay x 8' 2" max (3.84m into bay x 2.49m max)

Double glazed window to front into bay and radiator.

Kitchen

10' x 7' 5" (3.05m x 2.26m)

Double glazed window to side and comprises of a selection of wall and base double units, 1 and 1/2 bowl stainless steel sink and drainage unit, cooker point, boiler and radiator.

Utility Room

9' 7" x 4' 4" (2.92m x 1.32m)
Double glazed window to side, double doors to side, a selection of wall and base level units and plumbing for washing machine.

First Floor Accommodation

Landing

Doors giving access to:

Bedroom One

11' 8" x 10' 4" (3.56m x 3.15m)
Two double glazed windows to front and radiator.

Bedroom Two

12' 1" Max x 8' 7" (3.68m Max x 2.62m)
Double glazed window to rear and radiator.

Bathroom

Double glazed window to rear and comprises of a three-piece white suite including a panel bath, pedestal wash hand basin, low level w/c, radiator and loft access.

Outside

The front of the property has off road parking.

The rear garden has side access and commences with a patio to the front and the rest is laid to lawn, has a timber shed and has fencing to boundaries.





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.focalagent.com

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EPC Rating: D Council Tax
 Band: B

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Tenure: Freehold



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