



Nestled in the charming area of Ladder Field, Sproughton, Ipswich, this stunning four-bedroom detached house is a true gem. Built in 2019, this immaculate property spans an impressive 1,518 square feet, offering ample space for families seeking comfort and style.

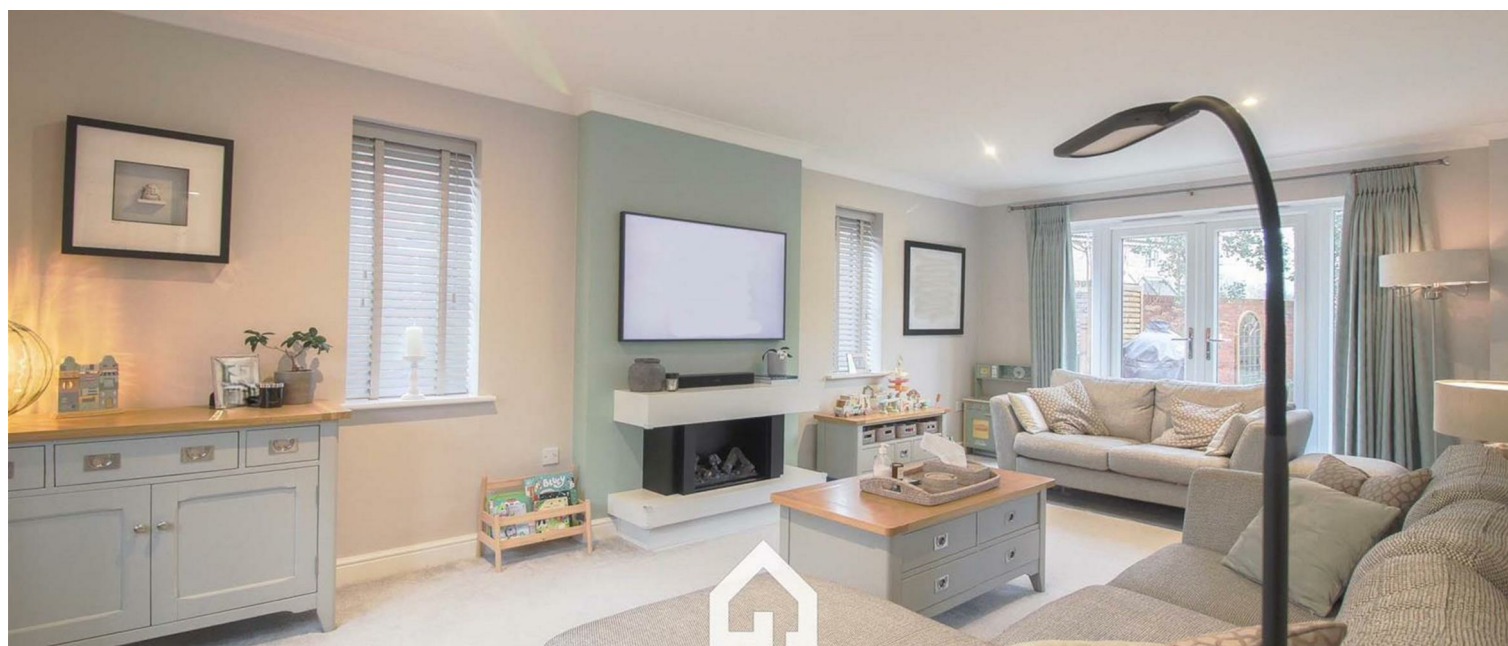
As you enter, you are greeted by a light and airy lounge that creates a welcoming atmosphere, perfect for relaxation or entertaining guests. The spacious kitchen/diner is a highlight of the home, providing an ideal setting for family meals and gatherings. The property also features a convenient utility room and a downstairs cloakroom, adding to the practicality of everyday living.

The master bedroom boasts an ensuite, ensuring a private retreat for the homeowners, while the family bathroom serves the additional bedrooms with ease. Each of the four bedrooms is generously sized, providing plenty of room for personalisation and comfort.

Outside, the good-sized rear garden offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. The property also benefits from a double garage and parking for two vehicles, making it a practical choice for families with multiple cars.

Situated in a desirable location, this new build property combines modern living with a sense of community. With its impeccable condition and thoughtful design, this home is perfect for those looking to settle in a peaceful yet accessible area. Do not miss the opportunity to make this beautiful house your new home.

- Executive Four Bedroom Detached Property
- Desirable Location
- Immaculate Condition
- Corner Plot
- Family Bathroom
- En-suite to Master Bedroom
- Study
- Spacious living room
- Kitchen Diner
- Good sized rear garden





Front of Property

Dwafted hedging to front of property, shrubs to front side, steps leading to front door. Off road parking to the side of property leading to double garage.

Entrance

UPVC front door with two glass panel leading to hallway, understairs cupboard, radiator, doors to downstairs accommodation, stairs leading to upstairs accommodation. radiator.

Lounge

Double glazed bay window to front of property, two double glazed window to side aspect, patio door to rear garden, radiators. Feature fireplace incorporating log effect electric fire.

Kitchen/Diner

Double glazed patio door to rear aspect, a range of grey wall and base units with marble effect worktops over, stainless sink with mixer tap over, integrated gas hob with extractor hob over, built in double oven, space for American fridge, radiator, tiled flooring.





Utility Room

Base units in grey, space and plumbing for washing machine

Study

Double glazed bay window to front aspect, radiator, wooden style flooring.

Cloakroom

White suite comprising low level WC with push button flush, vanity unit housing hand black hand wash basin, radiator. Tiled flooring.

Bedroom One

Double glazed window to front aspect, radiator under, built in wardrobe, door leading to:

En-suite

Three piece suite comprising shower cubicle, low level WC with push button flush, hand wash pedestal, mixer tap.

Bedroom Four

Double glazed window to front aspect with radiator under, built in wardrobe.

Bathroom

Double glazed window to rear of property, white suite comprising level WC with push button flush, vanity unit housing wash basin with mixer tap, bath panel, separate shower unit with rain forest shower over, towel rail, tiled flooring.

Bedroom Two

Double glazed window to rear aspect, radiator under.

Bedroom Three

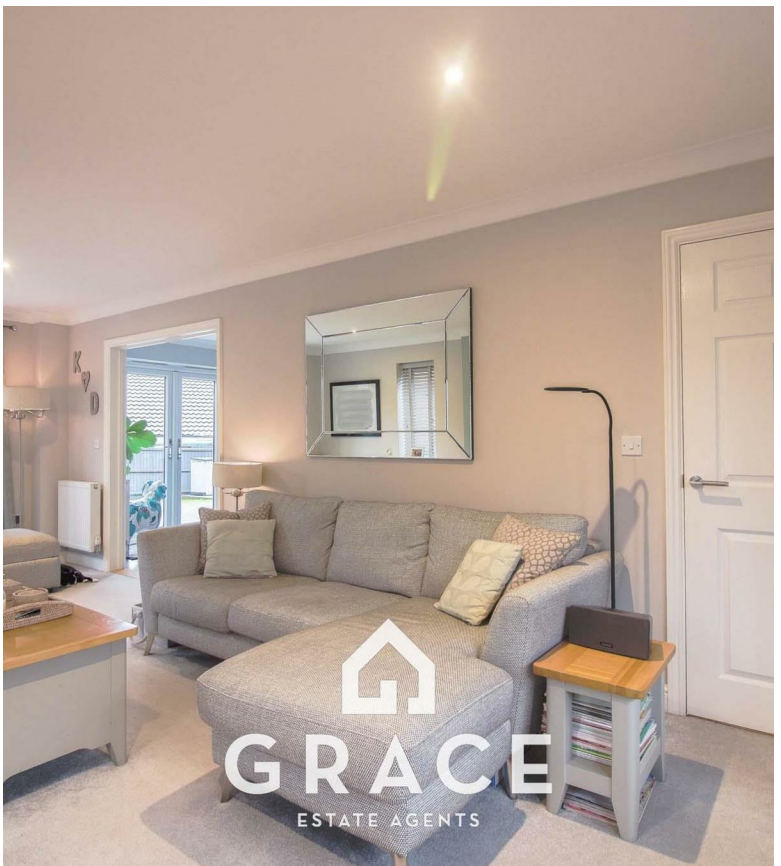
Double glazed window to rear aspect with radiator under.

Rear Garden

Decking area leading out from patio doors, hard standing patio area to rear of garden, the remainder laid to lawn, plants and shrubs in borders, door leading to garage.

Garages

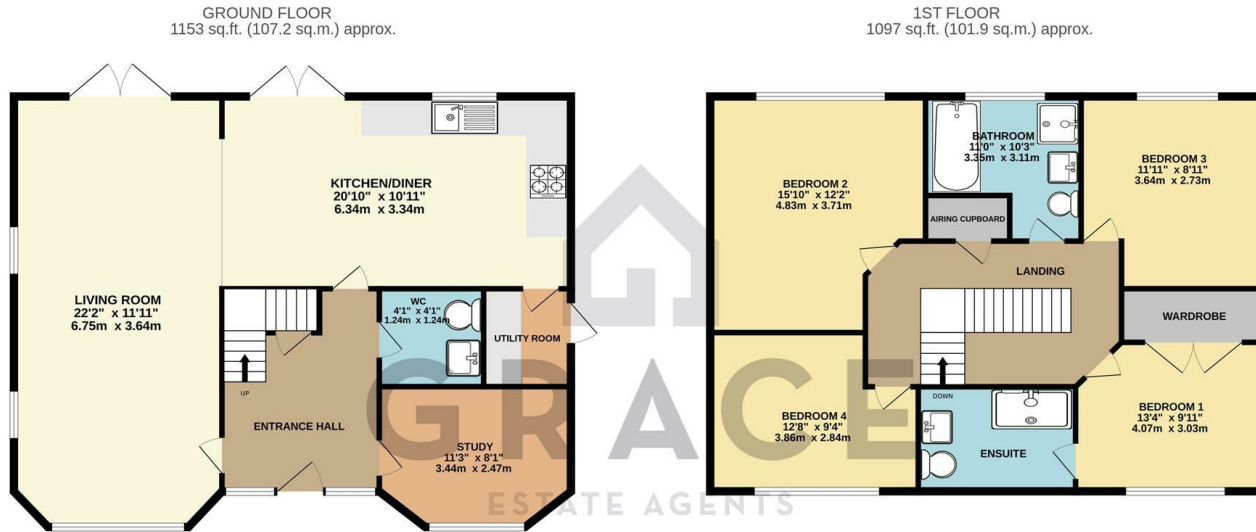
Two separate adjoining garages with up and over doors, power and lighting.







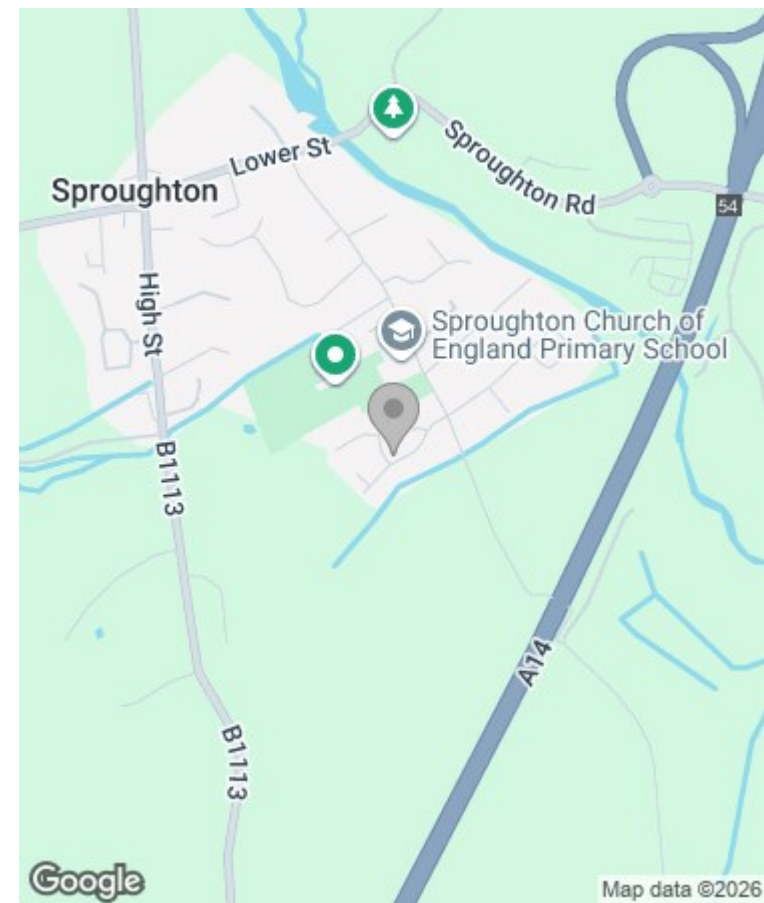




TOTAL FLOOR AREA: 2250 sq.ft. (209.1 sq.m.) approx.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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