



Rock Estates



Oak Grove

Sproughton, IP8 3EW

£595,000



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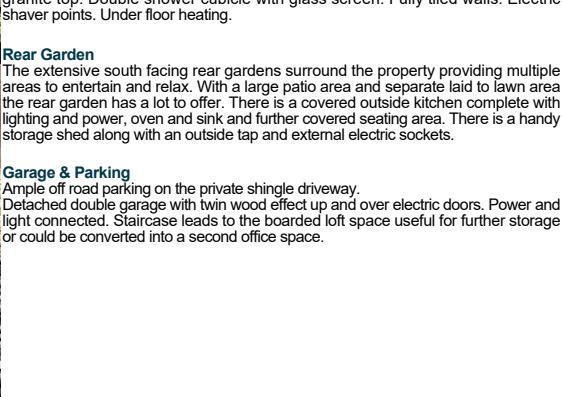
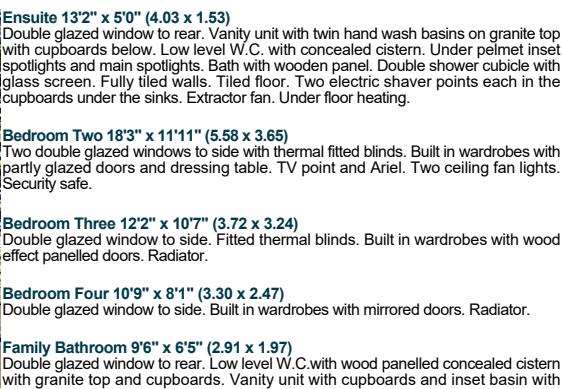
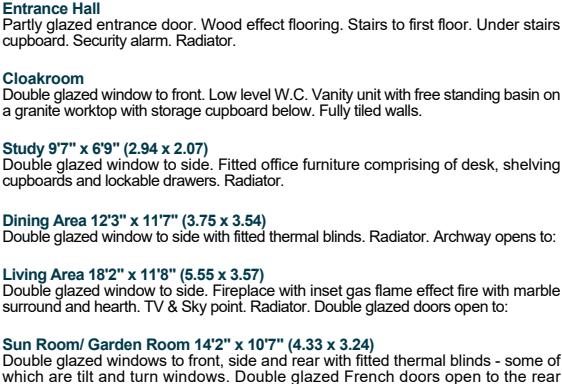
Situated in the sought after village of Sproughton is this detached home on the small development - Oak Grove. Built in 2000 this property has been well maintained and is well presented throughout. Set back in a private close of 7 houses, the property is within a short distance of amenities schools, colleges & the A14 and would make the perfect home for a growing family.

The property comprises of a spacious entrance hallway, a large open plan sitting/dining room that leads on to the sizeable conservatory/garden room. The kitchen/breakfast room offers a bright space with a range of cupboards and drawers, fitted range cooker and space for appliances. There is a useful utility room with space for further appliances and access to the rear garden. There is a useful study space and cloakroom too. To the first floor there are four bedrooms all with built in Sharpes wardrobes and serviced by a family bathroom with double shower cubicle. To the main bedroom there is ample storage and a large ensuite with bath and separate shower cubicle, as well as inset double basins and W.C.

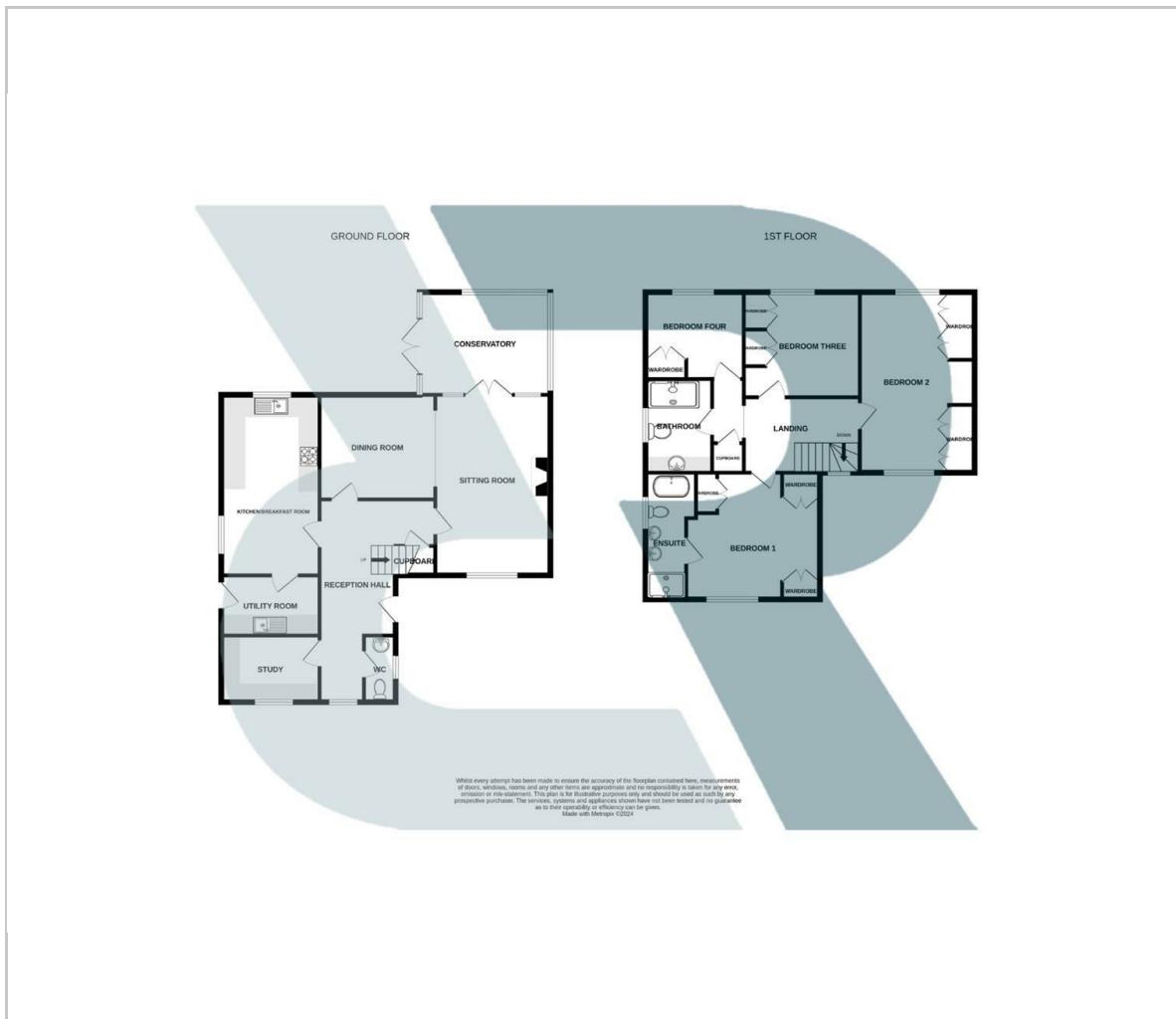
The private rear garden is south facing and offers a number of seating areas perfect for enjoying the outdoors whether you are hosting alfresco parties or simply relaxing. The garden is partly laid to lawn with a separate flower bed that runs adjacent to the wooden fencing. There is a covered outdoor kitchen with inset sink and mixer tap along with a wood effect work surface with storage cupboard below and integrated electric oven. There is a handy shed with power connected. There is also a useful outside tap and external electric sockets.

The property benefits from ample parking with a sweeping gravel driveway. There is a double garage with twin wood effect up and over electric doors to the front, and a personal door providing access to the rear garden. There is power and light connected as well as a useful loft space that could also be used as an office accessed via a fitted wooden staircase.





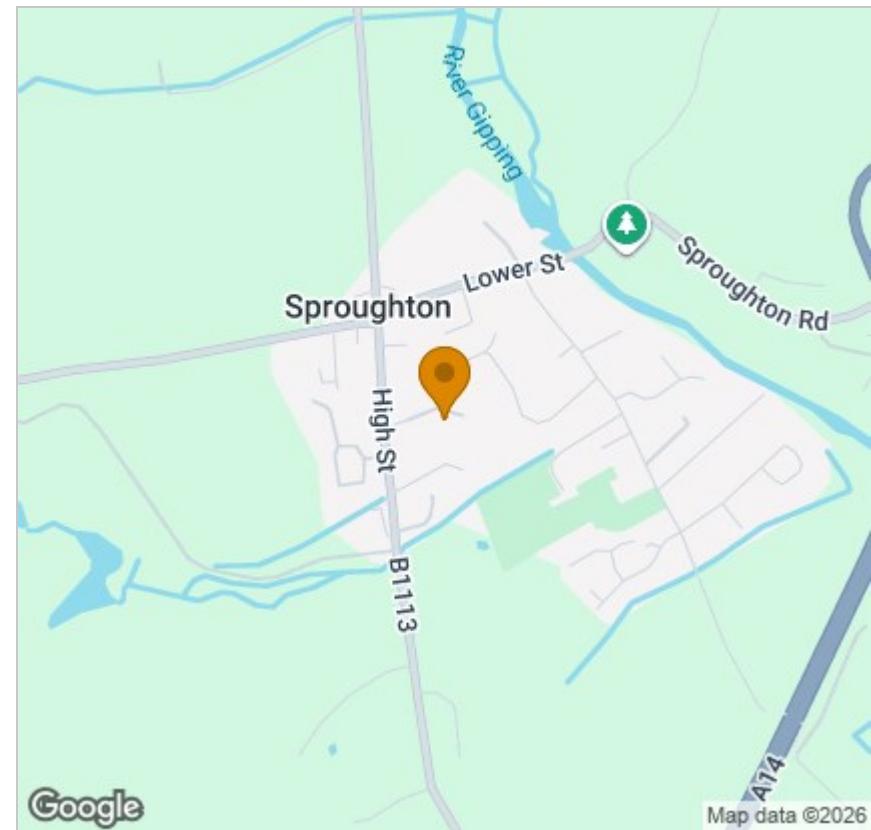
Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
England & Wales EU Directive 2002/91/EC		

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