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Gipping View Road  
Sproughton Ipswich



# Gipping View Road Sroughton Ipswich IP8 3FL

for sale  
**£350,000**



## Property Description

A beautifully presented three story home located in the Wolsey Grange development in Sroughton to the South West of Ipswich, ideally situated for excellent access to local shops, supermarkets and the A12 and A 14 trunk roads.

The property is only a few years old with 5 1/2 years left of the building NHBC certificate and is comprised over three floors. The groundfloor is accessed via a light and inviting hallway leading to a convenient cloakroom, a spacious lounge/diner and separate well equipped modern kitchen with breakfast bar. The first floor has two generously sized bedrooms, bedroom two with built in storage and a family bathroom and finally the second floor has an inviting large master suite with built in sliding wardrobes and an en-suite bathroom. Externally the property benefits from a private rear garden, lovely views as on a sought after plot and off road parking.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also 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 benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

## Entrance Hall

Durable carpet as you enter with the remainder being Amtico flooring, under stair storage with light and shelving inset and spotlighting.

## Cloakroom

Low-level w/c, wash basin with mixer tap, half tiled and extractor fan.

## Lounge/Diner

Radiator, carpet, electric fireplace, double glazed French doors and windows to rear.

## Kitchen

Tiled splashbacks, matching wall and base level units in white gloss, wood effect worktops, double glazed window to front, breakfast bar, radiator, extractor fan, integrated fridge freezer, double oven, dishwasher, wall mounted boiler, gas hob, inset stainless steel sink, half bowl with drainer and mixer tap and Amtico kitchen flooring.

## Landing On First Floor

Radiator, carpet and doors giving access to:

## Bedroom Two

Radiator, full length fitted wardrobe, double glazed window to rear, carpet and pendant light.

## Bedroom Three

Radiator, carpet, double glazed window to front and pendant light.

## Bathroom

Half tiled walls, shower bath with shower over and shower screen, tiled floor, low-level w/c insert into storage, extractor fan, heated towel rail and wash hand basin.

## Second Floor Landing

Radiator, double glazed window to front, carpet and doors giving access to:

## Bedroom One

Radiator, double glazed window to front and two wall light fitted wardrobes with sliding doors, eave storage and carpet.

## En-Suite

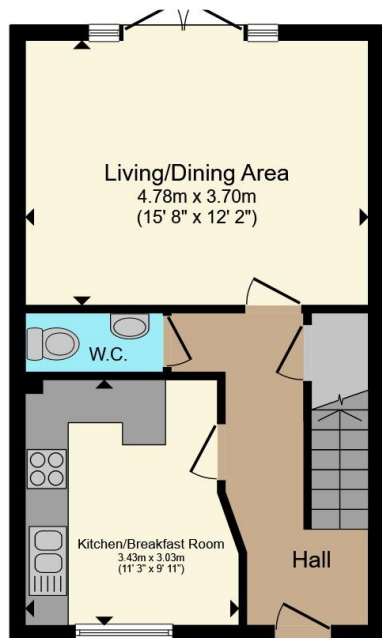
Low-level w/c, half tiled walls, ceiling window, tiled flooring, vanity wash hand basin with mixer tap and heated towel rail, upgraged power shower.

## Outside

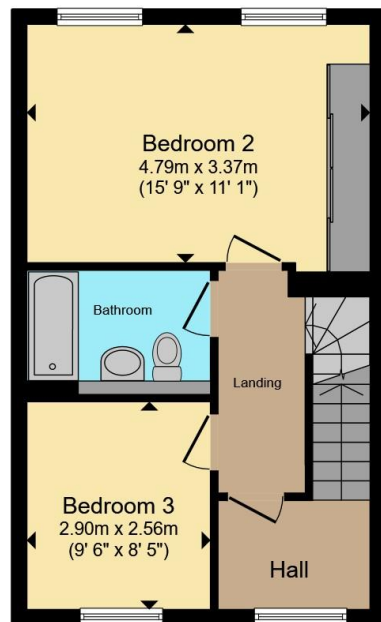
The rear garden has side access, an outside tap, power socket, path to decking, brick wall surround and shed with power.

The front of the property has side by side off road parking for two cars and a path leading to the front door, small well maintained front garden and access to the side of the property.

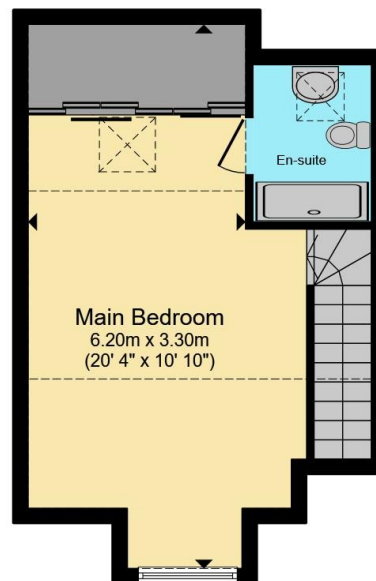




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 109.9 m<sup>2</sup> (1,183 sq.ft.) approx

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Band: C

Tenure: Freehold

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