



EH

EXQUISITE
HOME

Description

An impeccably maintained three-bedroom modern home, constructed in 2020 and retaining the balance of its NHBC warranty, situated within a quiet residential development in Sroughton and on the very outskirts of Ipswich.

The ground floor comprises a central hallway with internet connection and cloaks storage, leading into a front-facing sitting room, which in turn opens into a comprehensive kitchen and breakfast room.

This space is fitted with modern cabinetry, integrated appliances including a double oven, gas hob, fridge/freezer, washing machine and dishwasher, alongside double doors accessing the rear garden.

The ground floor is completed by a cloakroom and understairs storage housing zoned heating controls for the separate floors. The first floor delivers a principal bedroom with built-in wardrobing and an en-suite shower room, a second double bedroom, and a third bedroom currently utilised as a study, all served by a family bathroom and a fully boarded loft equipped with racking, lighting and ladder access.

Externally, the property provides off-road parking for two vehicles and a carefully considered rear garden featuring a main lawn, dual sunny and shaded patio areas, raised beds, and a storage shed.

The location offers immediate access to maintained communal parkland with play equipment, local supermarkets, and respected primary education including Sroughton Church of England Primary with its Forest School ethos, while remaining highly accessible for central Ipswich and wider secondary schooling.



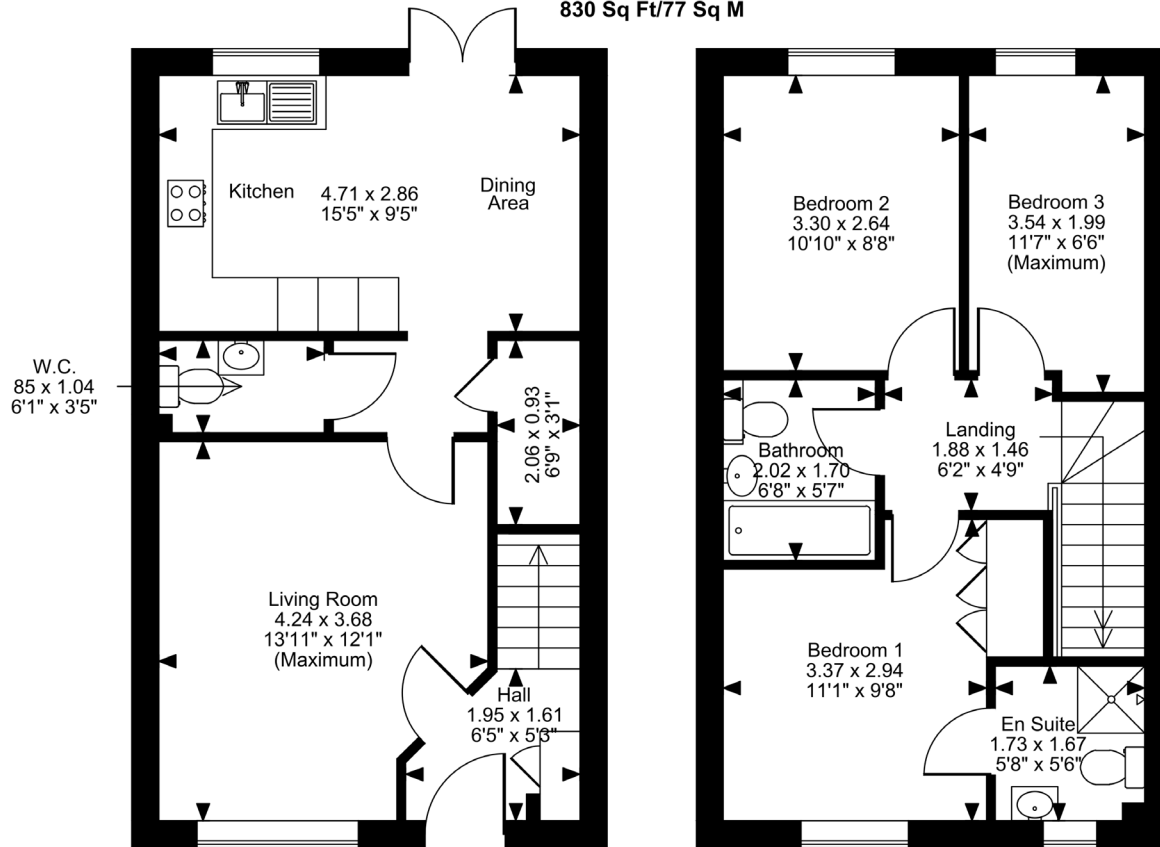
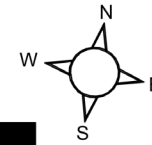








Felchurch Road, Sproughton, Ipswich, Suffolk
Approximate Gross Internal Area
830 Sq Ft/77 Sq M



Ground Floor

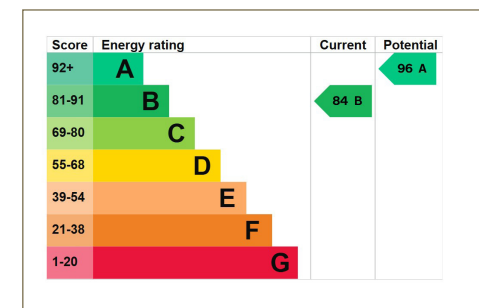
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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- Three-bedroom modern home retaining valid NHBC warranty.
- Front-facing sitting room
- Open-plan kitchen and breakfast room with fully integrated appliances.
- Principal bedroom offering built-in wardrobes and an en-suite shower room.
- Versatile third bedroom currently configured as a home study.
- Family bathroom, ground floor cloakroom, and zoned gas central heating.
- Fully boarded loft space with integrated racking, lighting, and ladder access.
- Landscaped rear garden with dual patio areas, raised beds, and a shed.
- Off-road parking provision for two vehicles.
- Excellent proximity to Sproughton amenities, local parkland, and schooling.





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