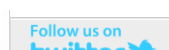


3 HIGH STREET SPROUGHTON



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Hamilton Smith

ESTABLISHED | INDEPENDENT | EFFECTIVE

3 HIGH STREET SPROUGHTON

Guide Price £180,000



We are pleased to offer for sale this **DECEPTIVELY SPACIOUS TWO BEDROOM ESTABLISHED VILLAGE HOUSE**, presented in good condition throughout, with modern interior and attractive low maintenance rear garden. Located within this desirable and easily accessible village.

- 13' X 12' SITTING ROOM WITH WOOD FLOOR
- 13' X 10' KITCHEN/DINING ROOM WITH OAK KITCHEN
- MODERN WHITE BATHROOM
- CONVERTED 12' X 11' BASEMENT
- TWO DOUBLE BEDROOMS
- GAS FIRED HEATING
- PVC DOUBLE GLAZING
- ATTRACTIVE LOW MAINTENANCE REAR GARDEN
- EASY ACCESS TO IPSWICH, A14 & A12
- VILLAGE LOCATION WITH ATTRACTIVE WALKS

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2-4, Norwich Road, Claydon, Suffolk IP6 0DF Tel: 01473 833307 E-mail: claydon@hamilton-smith.com
Partners: K.W.Bahar & A.Salisbury

3 HIGH STREET SPROUGHTON

SITUATION:

The property occupies a prominent position within this desirable village. Sproughton offers village schooling, a regular bus service, village stores and offers easy access to the county town of Ipswich which is approximately three miles distance offering a much wider range of shopping and recreational facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and onto the Midlands.

This established house with modern interior is larger than it first appears with good size, well fitted kitchen and modern style sitting room, there are two good size double bedrooms with the main bedroom having extensive built-in wardrobes. A surprising feature of the house is the converted basement, suitable for study or work from home area. Internal viewing is essential to appreciate the accommodation on offer.

SITTING ROOM:

13' 3" x 12' 0" (4.04m x 3.66m) Replacement entrance door, chimney breast, wood effect flooring, radiator, tv point, PVC double glazed window to the front aspect.

KITCHEN/DINING ROOM:

13' 2" x 10' 2" (4.01m x 3.1m) Fitted with an excellent range of base and wall mounted units having solid oak doors and drawer fronts, fitted worktops inset with one and a half bowl sink unit with mixer tap, built-in stainless steel and glass electric oven, four ring black glass hob above, extractor connected over, tiled floor, newly fitted staircase to the first floor, PVC double glazed window overlooking the rear garden.

REAR LOBBY:

Plumbing for washing machine, wall mounted gas fired boiler, PVC double glazed door to the garden.

BATHROOM:

White suite comprises panel bath with shower connected over, low level wc, wall mounted wash hand basin, tiled floor, tiled splash backs, PVC double glazed window to the side aspect

BASEMENT/STUDY:

12' 3" x 11' 8" (3.73m x 3.56m) Radiator, power and light connected, chimney breast.

FIRST FLOOR LANDING:

Access to the insulated loft space.

BEDROOM 1:

12' 0" x 11' 3" (3.66m x 3.43m) Radiator, stripped and polished pine floor, extensive range of built-in full height wardrobes with sliding oak effect and mirrored doors inset with fitted shelves, hanging rails and drawer units, PVC double glazed window to the front aspect.

BEDROOM 2:

10' 3" x 10' 2" (3.12m x 3.1m) Radiator, PVC double glazed window to the rear aspect.

OUTSIDE:

There is a low maintenance sunny courtyard to the rear offering a good degree of seclusion, fully paved and walled with useful metal shed.

3 HIGH STREET SPROUGHTON

POSTCODE: IP8 3AF

ENERGY RATING: D - 67

VIEWING:

By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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DATA PROTECTION ACT 1998

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