



18 Vale View Road, Sroughton, Ipswich, Suffolk, IP8 3FG

Guide Price £280,000 Freehold

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

18 Vale View Road, Sproughton, Ipswich, Suffolk, IP8 3FG

SUMMARY

An excellent, three bedroom modern executive home located on the popular Wolsey Grange development in Sproughton to the South Western fringe of Ipswich, ideally situated for convenient access to local shops and supermarkets, and the A12 and A14 for commuting. NHBC warranty, well proportioned family accommodation briefly comprising; entrance hall, comfortable living room, kitchen/diner with integrated appliances, and cloakroom on the ground floor, with landing, three bedrooms, en-suite shower room off principle bedroom, and family bathroom on the first floor.



ENTRANCE HALL

Stairs rising to first floor, door to.

LOUNGE

13' 11" x 12' 0" (4.24m x 3.66m) Double glazed window to the front, radiator and TV point.

KITCHEN/DINER

15' 6" x 9' 5" (4.72m x 2.87m) Double glazed window to rear, radiator, a comprehensive range of contemporary gloss fronted fitted base and eye level cupboard and drawer units with under courtesy lighting over wood effect work surfaces with matching uprights, built-in double oven and grill, inset gas hob with stainless steel splash back and extractor over, integrated fridge-freezer, dish-washer, and washing machine, inset stainless steel sink drainer unit with mixer tap, tiled flooring, recessed area with doors to built-in under stairs cupboard and cloakroom, double glaze French doors opening out to garden.



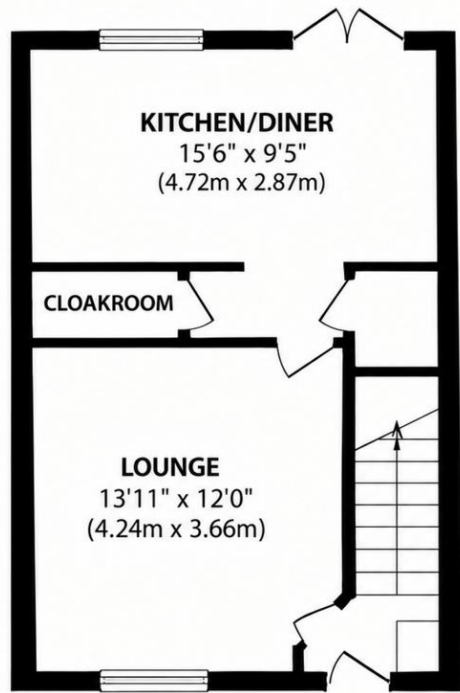
CLOAKROOM

Radiator, pedestal hand wash basin with mixer tap, low level WC, half walls tiled, heated towel rail and extractor fan.

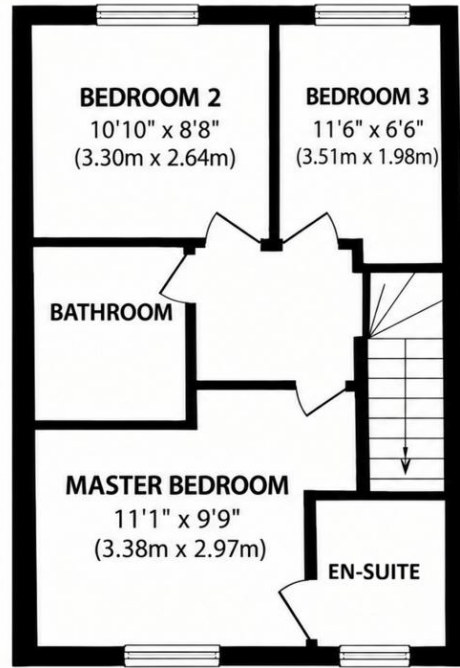
LANDING

Radiator, loft access, doors to.





Ground Floor



First Floor

BEDROOM 1

11' 1" x 9' 9" (3.38m x 2.97m) Double glazed window to front, radiator, built-in wardrobes and door to en-suite.

ENSUITE

Obscure double glazed window to front, shower cubicle with electric shower, vanity unit with hand-wash basin with mixer tap, low level WC, tiled half walls and floor and extractor fan.

BEDROOM 2

10' 10" x 8' 8" (3.3m x 2.64m) Double glazed window to rear, radiator and built in wardrobes.

BEDROOM 3

11' 6" x 6' 6" (3.51m x 1.98m) Double glazed window to front and a radiator.

FAMILY BATHROOM

Panel bath with mixer tap, thermostatic shower and side glass screen, vanity unit hand-wash basin with mixer tap, low level WC, tiled walls and floor, extractor fan.

OUTSIDE

To the outside the frontage provides path to front door and lawn area. The rear garden, external tap and light, and fencing to boundaries. Fence enclosed with access via a gate. Inset roof solar panels provide supplement energy reducing bills.

BABERGH COUNCIL

Band C - £2,194.00

NEAREST SCHOOLS (.GOV ONLINE)

Sprites primary and Chantry Academy secondary.

BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and

purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWING STRICTLY BY APPOINTMENT
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