



**Vale View Road, Sroughton, Ipswich, IP8 3FG**

**welcome to**

## **Vale View Road, Sproughton, Ipswich**

This beautifully presented, end-terraced home benefits from two double bedrooms, an open plan kitchen/lounge/diner, a ground floor cloakroom, a 1st floor bathroom, an en suite to the master bedroom, a corner plot rear garden and two allocated parking spaces to the front of the property.

### **Entrance Hall**

5' 1" x 4' 8" ( 1.55m x 1.42m )

Spacious entrance hall with tiled flooring, a utility cupboard, with space for a washing machine and tumble dryer and doors to the cloakroom and kitchen/lounge/diner.

### **Cloakroom**

4' 9" x 4' 1" ( 1.45m x 1.24m )

Tiled flooring, one radiator, double glazed window to the front, low level WC, pedestal wash hand basin and extractor fan,

### **Kitchen/Lounge/Diner**

22' 2" x 13' 1" ( 6.76m x 3.99m )

Long sweeping, open plan room, perfect for entertaining, with French doors to the garden, adjacent floor to ceiling, double glazed windows to the rear, wood effect flooring in the lounge area, tiled flooring in the kitchen area, one radiator, TV point, a staircase, spot lights, ample storage space, eye and base level units in grey with stone effect worktop surfaces, a breakfast bar, a grey, stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood and space for a fridge/freezer and dishwasher.

### **First Floor Landing**

Carpet flooring, one radiator and loft hatch.

### **Master Bedroom**

10' 3" x 9' 8" ( 3.12m x 2.95m )

Double glazed window to the rear, carpet flooring, one radiator and a door to the en suite.

### **En Suite**

10' 5" x 2' 9" ( 3.17m x 0.84m )

A shower with glass enclosure, low level WC, pedestal wash hand basin, wood effect flooring, one radiator, extractor fan and spot lights.

### **Bedroom Two**

12' 6" x 8' 2" max ( 3.81m x 2.49m max )

Dual aspect double glazed windows to the front, carpet flooring and one radiator.

### **Bathroom**

6' 9" x 6' 3" ( 2.06m x 1.91m )

Low level WC, pedestal wash hand basin, a bath with chrome taps, tiled splashback, wood effect flooring, one radiator and extractor fan.

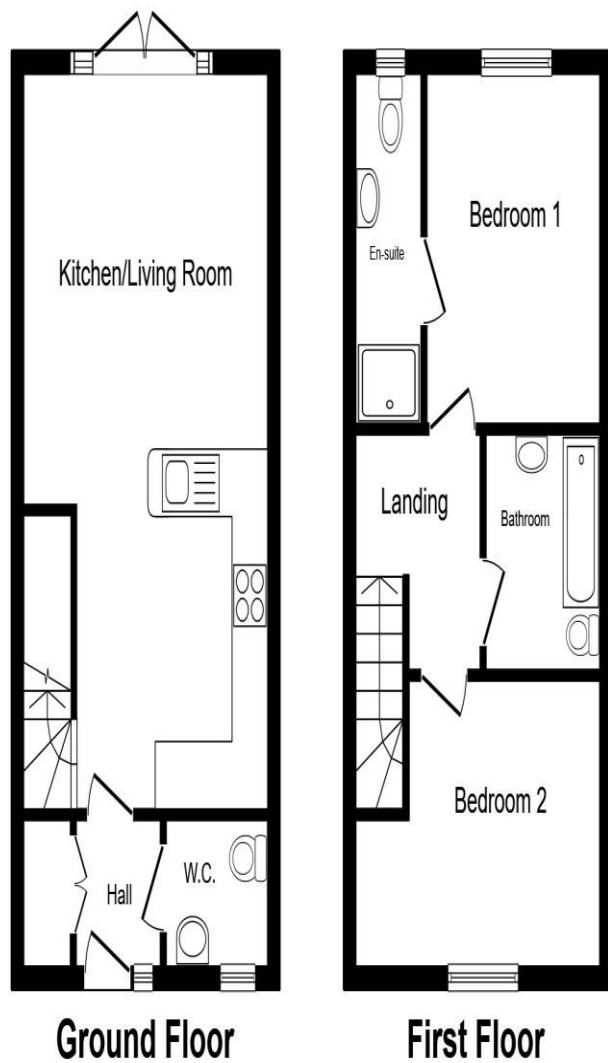
### **Outside:**

#### **Front Garden**

Two allocated parking spaces, a shingle area and a pathway to the front door.

#### **Rear Garden**

Un-overlooked, corner plot garden with a rear gate, a decked area, an artificial grass area, fully enclosed border and mature trees.



**Ground Floor**

**First Floor**

Total floor area 65.4 m<sup>2</sup> (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)





**welcome to**  
**Vale View Road,**  
**Sproughton, Ipswich**

- Two double bedrooms
- Spacious hallway with utility cupboard
- Open plan kitchen/lounge/diner
- Ground floor cloakroom, 1st floor bathroom & en suite
- Corner plot rear garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

**£270,000**



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