



**Felchurch Road, Sproughton, Ipswich, IP8 3FF**

**welcome to**

## **Felchurch Road, Sproughton, Ipswich**

This beautifully finished, three bedroom, semi-detached home benefits from a large lounge, an open plan kitchen/diner, a landscaped rear garden, two allocated parking spaces to the front and NO ONWARD CHAIN!!

### **Agents Note:**

Please note there is an annual Management Fee payable on this property of £179.83 to NRM Property.

### **Entrance Hall**

Carpet flooring, one radiator and a storage cupboard.

### **Lounge**

Double glazed windows to the front, carpet flooring, TV point, one radiator and a feature slat acoustic wall with partial concrete effect panelling, LED lights and suspended cabinets.

### **Kitchen/Diner**

Large, open plan room with double glazed windows to the rear, French doors to the garden, wood effect flooring throughout, eye and base level units in high gloss grey with grey wood effect worktop surfaces, a grey one and a half bowl sink plus drainer and chrome flexi mixer tap, an integrated fridge/freezer, dishwasher, washing machine and double oven with gas hob and extractor hood, a boxed in boiler, one radiator, an understairs storage cupboard and space for a table.

### **Cloakroom**

Low level WC, pedestal wash hand basin, grey wood effect flooring, one radiator and extractor fan.

### **First Floor Landing**

Carpet flooring and loft hatch.

### **Master Bedroom**

Double glazed window to the front, carpet flooring, one radiator, a fitted, sliding wardrobe and a door to the en suite.

### **En Suite**

Double glazed window to the front, low level WC, pedestal wash hand basin, a shower with glass enclosure, one radiator, part tiled walls, grey wood effect flooring, extractor fan and spot lights.

### **Bedroom Two**

Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Three**

Double glazed window to the rear, carpet flooring, one radiator and fitted, sliding, partially mirrored wardrobes.

### **Bathroom**

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, grey wood effect flooring, part tiled walls and extractor fan.

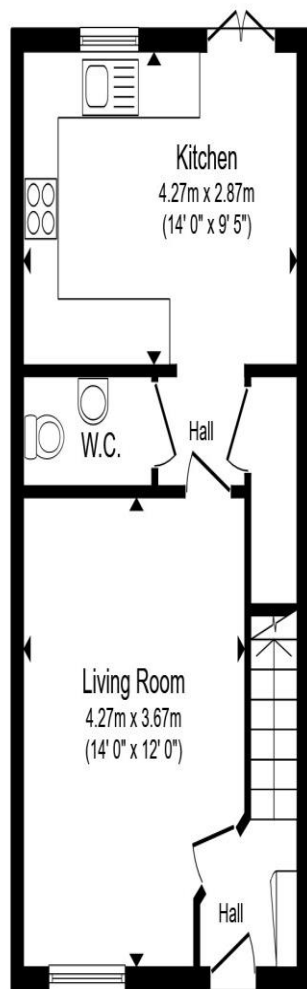
### **Outside:**

#### **Front**

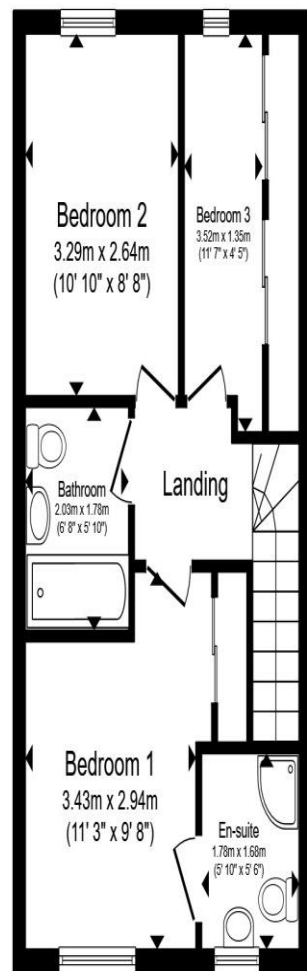
A pathway to the front door and two allocated parking spaces to the front.

#### **Rear Garden**

This rear garden has been completely landscaped by the current vendors, with a Porcelain patio area, an artificial grass area, raised planters with oak sleeper borders, a side gate, an outside tap and light.



**Ground Floor**



**First Floor**

Total floor area 78.5 m<sup>2</sup> (845 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**  
**Felchurch Road,**  
**Sproughton, Ipswich**

- No onward chain
- Large lounge with media wall
- Open plan kitchen/diner
- Landscaped rear garden
- Two allocated parking spaces to the front

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

**£300,000**



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Property Ref:  
IPS120941 - 0003

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