



**Church Crescent, Sroughton, Ipswich, IP8 3BJ**

**welcome to**

## **Church Crescent, Sroughton, Ipswich**

This well-presented, extended, detached bungalow is situated on a corner plot and benefits from two double bedrooms and one single, a lounge, dining room and separate kitchen, an impressive master bedroom with en suite, a garage & off street parking, via two driveways.

### **Entrance Hall**

Carpet flooring, an airing cupboard, a storage cupboard and loft hatch.

### **Lounge**

Large, double glazed window to the front, allowing ample natural light, carpet flooring, one radiator, wall hung lights and a fireplace with stone and brick surround.

### **Dining Room**

Double glazed window to the rear, carpet flooring, one radiator, fitted cabinets and a broom cupboard.

### **Kitchen**

Spacious kitchen with double glazed windows to either side, a door to garden, a door to the garage, one radiator, stone effect flooring, eye and base level units in wood with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback and space for a cooker, fridge/freezer and washing machine (all can remain).

### **Master Bedroom**

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

### **En Suite Wet Room**

Fully tiled walls, stone effect flooring, a shower, low level WC, wash hand basin, one radiator, white heated towel rail, extractor fan, spot lights and double glazed window to the front.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Low level WC, pedestal wash hand basin, shaver point, one radiator, a bath, part tiled walls, stone effect flooring and double glazed window to the rear.

### **Outside:**

#### **Front Garden**

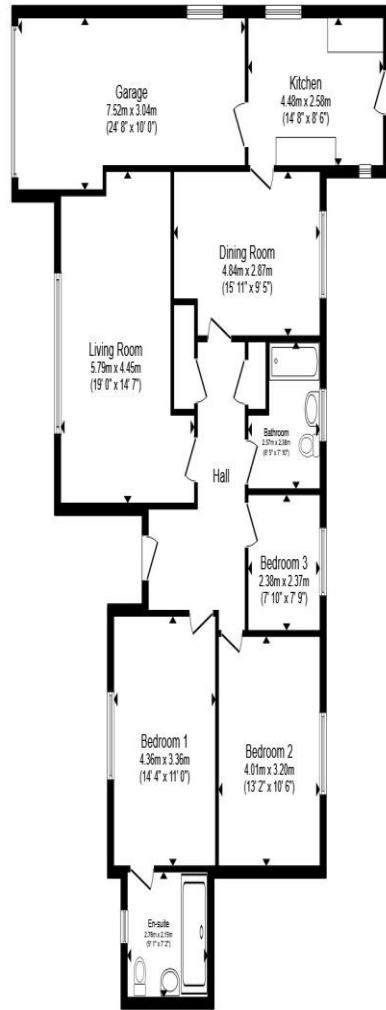
A large frontage with two tarmac driveways, either side of a grassed area, a pathway to the front door and a side access leading to the rear garden.

#### **Rear Garden**

Large, relatively private, un-over looked, corner plot rear garden with a large patio seating area, wrapping around the entire bungalow, a side access gate, an outside tap and light, a shed, a large grassed area, mature trees, hedging and flower beds.

### **Garage**

Double length garage with a door leading to the kitchen, a double glazed window to the side, an up and over door, power and light.



**Floor Plan**

Total floor area 129.5 m<sup>2</sup> (1,394 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

**Church Crescent,**

**Sproughton, Ipswich**

- No onward chain
- Two double bedrooms & one single
- Lounge, dining room & separate kitchen
- Impressive master bedroom with en suite
- Garage & off street parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

**£400,000 - £425,000**



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