



VALE VIEW ROAD, SPROUGHTON IP8 3FG

£325,000
FREEHOLD

A beautifully presented three-bedroom townhouse featuring stylish decor and a thoughtfully designed layout throughout. The ground floor boasts a sleek kitchen, a spacious sitting room and a convenient cloakroom for everyday ease. The first floor, you will find a generous double bedroom, a single bedroom served by a modern family bathroom. The second floor is dedicated to an impressive principal room complete with its own private en-suite. Outside, enjoys a fully enclosed rear garden with a patio seating area and decking areas, alongside the added benefit of driveway parking. Ideally located within easy reach of shops and excellent road links via the A12 and A14—viewing is highly recommended!

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VALE VIEW ROAD

- Beautifully Presented Three Bedroom Town House
- Stylish Kitchen
- Spacious Sitting Room
- Gas Fired Central Heating
- Principal Bedroom With En-Suite
- Ground Floor Cloakroom
- Enclosed Rear Garden & Driveway Parking
- Close To Local Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Two storage cupboards. Radiator.

Kitchen

Stylish kitchen with a range of wall and base cupboard and drawer units. Inset sink and drainer. Integrated appliances include, eye level double oven, induction hob with extractor hood over, full fridge freezer, washing machine and dishwasher. Window to front. Radiator.

Cloakroom

WC and pedestal wash basin. Radiator.

Sitting Room

Well-proportioned room with French doors opening directly to the rear garden. Radiator.

First Floor Landing

Radiator.

Bedroom 2

Generous sized double room with two windows to rear. Radiator.

Bedroom 3

Window to front. Feature wall panelling. Radiator.

Bathroom

Stylish suite, WC and pedestal wash basin. Bath fully tiled with shower head over and shower screen. Heated towel rail.

Second Floor Landing

Window to front. Stairs to second floor. Radiator.

Principal Bedroom

Impressive size with built in double sliding door wardrobes. Window to front and Velux window. Radiator.

En-Suite

Contemporary suite, WC and pedestal wash basin. Fully tiled shower cubicle. Velux window. Heated towel rail.

Outside

Front Garden

Private driveway offering off road parking. Shrubs with paved pathway to the front door. Gated access to the rear garden.

Rear Garden

Fully enclosed by fencing with a paved patio seating area bordered by decorative stones. The remainder of the garden is laid to lawn. Two raised decking areas and a garden shed. Gated access to driveway.

Agent's Note

Current estate costs are £170 a year reviewed annually

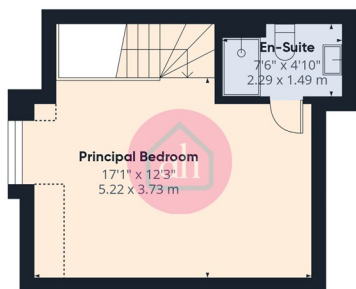
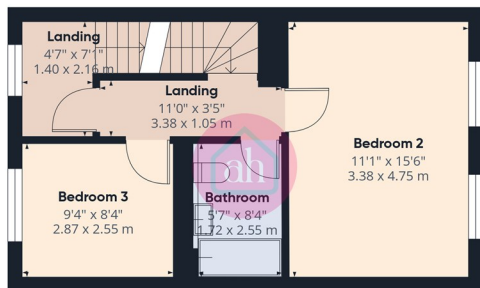
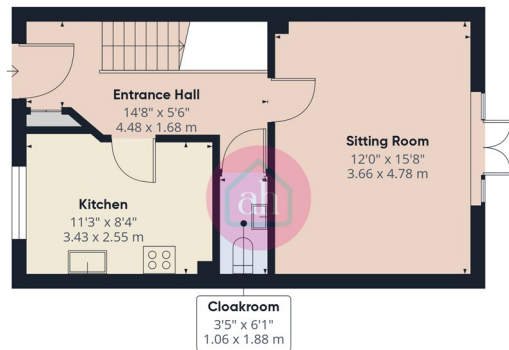
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VALE VIEW ROAD





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Approximate total area⁽¹⁾
1025 ft²
95.2 m²

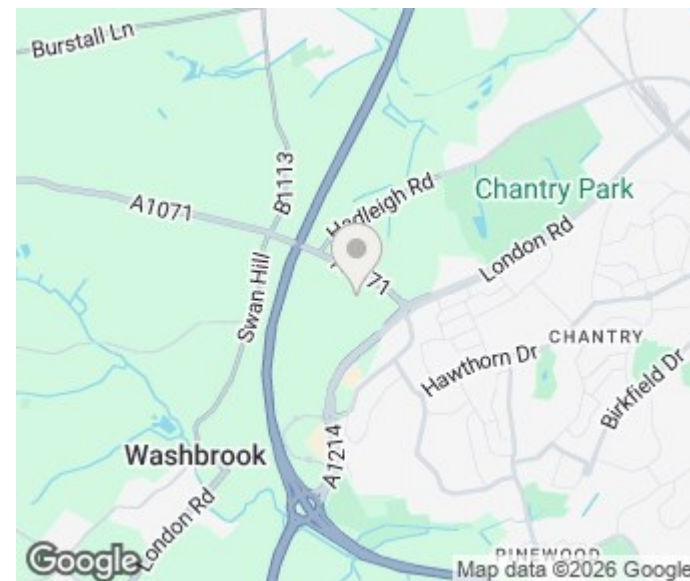
Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: C

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