

Sproughton Court, Sproughton, Ipswich



- LARGE KITCHEN-DINER
- FAMILY BATHROOM AND CLOAKROOM
- POPULAR SPROUGHTON LOCATION
- NO ONWARD CHAIN
- BRIGHT FIRST-FLOOR LOUNGE
- GARAGE EN BLOC
- IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS
- COUNTRYSIDE VIEWS

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Sproughton Court, Sproughton, Ipswich

NO ONWARD CHAIN

Nestled in the sought-after village of Sproughton and enjoying a peaceful outlook across open green space, this impressive three-storey home offers exceptional versatility, generous proportions and a lifestyle perfectly suited to modern family living. With spacious living areas, a large kitchen-diner, contemporary finishes throughout and a garage en bloc, this property provides outstanding value and scope to personalise further. The setting itself is a standout feature—quiet, scenic, and just moments from Ipswich town, the A14 and local amenities—making it ideal for families, commuters and anyone wanting a home that truly feels spacious.

£170,000 Guide Price

Sproughton Court, Sproughton, Ipswich

GROUND FLOOR

Entrance Hall

A bright and welcoming entrance hallway sets the tone for the home, offering a generous area for coat and shoe storage while leading seamlessly upstairs to the main living spaces. Neutral décor ensures a stylish and move-in ready foundation.

FIRST FLOOR

Kitchen/Diner

The expansive kitchen-diner runs the full depth of the property, creating a sociable and highly functional space. With extensive worktop areas, plentiful cabinetry, built-in oven, hob and extractor, and space for appliances, the kitchen is perfect for those who love to cook or entertain. Large windows flood the room with light and frame views across the greenery, making everyday dining feel relaxed and inviting. This room has the potential to become a fantastic family hub — ideal for hosting gatherings, adding an island or even creating a cosy second seating area.

Cloakroom

A well-appointed cloakroom finished with modern tiling, built-in storage and a contemporary wash basin. A practical addition for guests and families, with potential to update or personalise to suit your style. With the built-in storage space, there is potential to consider adding in a shower.

Living Room

This beautifully presented lounge is one of the home's standout features, offering a serene and leafy outlook across the adjoining green. Large picture windows bathe the room in natural light, making it a wonderful sanctuary for relaxation. The generous dimensions allow for flexible furniture arrangements, feature décor, and the opportunity to create a truly stylish space. Whether it's unwinding in the evenings, hosting friends or enjoying a morning coffee with a view, this room delivers an exceptional lifestyle feel.

Second Floor

Main Bedroom

A spacious and airy primary bedroom with a striking feature wall, built-in storage areas and dual-aspect windows capturing open views. The room easily accommodates a king-size bed and additional furnishings, with potential to add wardrobes, a dressing area or personalised décor touches.

Bedroom Two

A bright, well-proportioned second bedroom, ideal for a double bed, home office or stylish guest room. With views over the front green and neutral décor, this room offers comfort and versatility for multiple lifestyle needs. Built in storage area for added convenience.

Bathroom

A modern, neutrally tiled bathroom complete with WC, wash basin, and full-size bath with overhead shower. This spacious, clean and functional room has plenty of potential for creating a spa-like retreat with simple updates or accessories.

Outside

Communal Green

One of the property's benefits is its beautiful positioning on a quiet stretch overlooking open green space. This gives the home an uplifting sense of privacy, natural light and tranquillity rarely found at this price point. Mature trees, landscaped communal areas and direct footpath links make the outside environment feel expansive and inviting. Two communal washing lines.

Location

Sproughton is an immensely popular village, prized for its community feel, scenic walks, charming local pub and quick access to Ipswich town centre. The property is ideally positioned for commuters, with excellent links to the A14/A12, while still enjoying a calm, semi-rural atmosphere. Local schools, shops and green spaces are all within easy reach, making this a superb choice for families and professionals alike.

Sproughton Court, Sproughton, Ipswich

Important information

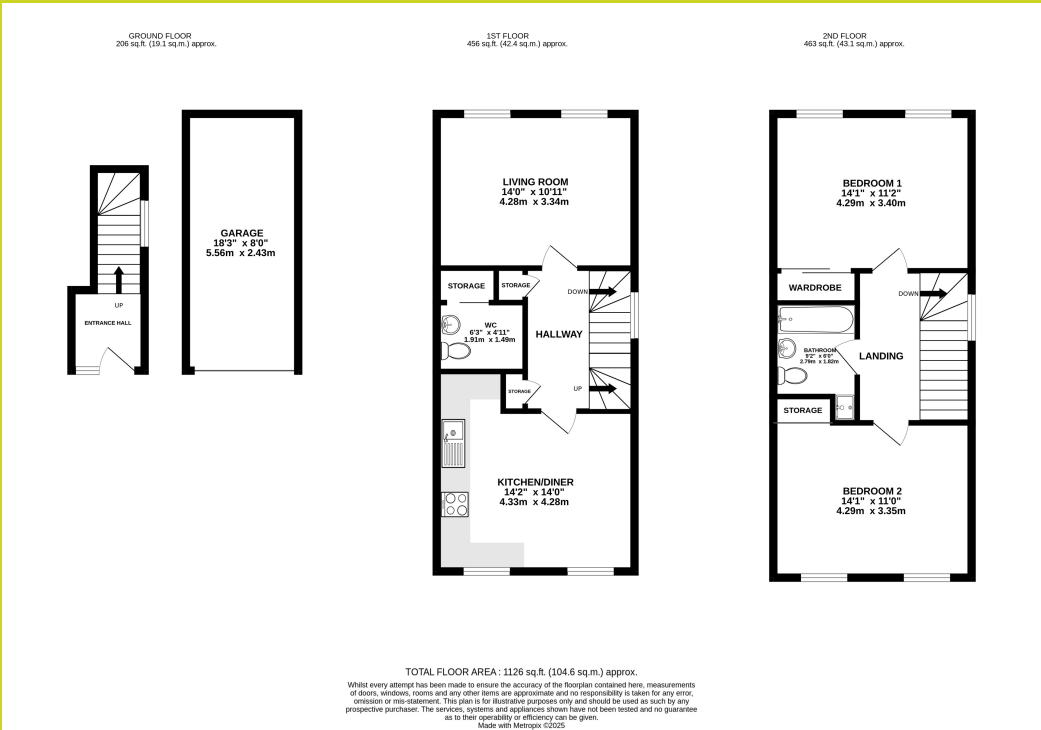
Tenure – Leasehold
125 years from 2008, charges are around £113pcm to include building insurance, ground rent/service charge.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - A
EPC rating - TBC

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



The above floor plans are not to scale and are shown for indication purposes only.

