

Church Crescent, Sproughton, Ipswich



- SOLAR ENERGY
- SPACIOUS
- FITTED BUILT IN WARDROBES
- OFFICE
- VILLAGE LOCATION
- OFF ROAD PARKING
- EN-SUITE
- DOUBLE GLAZING
- GARDEN
- GARAGE

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Church Crescent, Sproughton, Ipswich

We are delighted to offer this well kept and spacious four bedroom detached family home for sale. Situated in the sought after village of Sproughton the property is nestled within a quiet and peaceful road.

Internally the property benefits from, on the ground floor: Porch, entrance hall, living room, dining room, kitchen, office and cloakroom. To the first floor: Landing, bedroom one which features an En-suite, bedroom two which features shower along with a hand wash basin and heated towel rail, bedroom three, bedroom four and the family bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and a garden to the rear aspect.

The forward chain is complete.

£525,000

Call now to register your interest and arrange a private first hand viewing.

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Porch to

Entrance Hall

Front door, radiator, understairs storage with lighting, fitted units. Tank housing, radiator, cupboard with lights, stairs to first floor.

Living Room

4.34m x 7.73m (14' 3" x 25' 4")
Double glazed window to front aspect, radiator, double glazed window to side aspect, Built in modern gas fire.

Dining Room

3.33m x 5.50m (10' 11" x 18' 1")
Radiator X2, sliding door to rear, ceiling spotlights.

Kitchen

6.14m x 3.33m (20' 2" x 10' 11")
Sink draining board, double glazed window to rear aspect, door to rear, extractor, radiator, ceiling spotlights, pantry larder cupboard, 1 1/2 sink drainer, space for tumble drier, washing machine and dishwasher.

Office

3.43m x 1.46m (11' 3" x 4' 9")
Double glazed window to front aspect, radiator.

Cloakroom

Low level WC, hand wash basin, double glazed window to side, ceiling spotlights, under floor heating.

Landing

Double glazed window to side, airing cupboard. Access to loft which is 2/3 boarded, lighting.

Bedroom One

3.32m x 4.03m (10' 11" x 13' 3")
Double glazed window to rear aspect, radiator, bespoke built in wardrobe X2, ceiling spotlights.

Ensuite Shower

Shower cubicle, jet bath, hand wash basin his and hers, low level WC, underfloor heating, heated towel rail, ceiling spotlights, double glazed window to front.

Bedroom Two

3.36m x 4.12m (11' 0" x 13' 6") Double glazed window to rear aspect, radiator, open ensuite shower, wash hand basin, heated towel rail, built in wardrobe with bespoke wooden door, ceiling spotlights.

Bedroom Three

2.73m x 3m (8' 11" x 9' 10")
Double glazed window to front aspect, radiator, bespoke wooden door built in wardrobe.

Bedroom Four

2.74m x 2.61m (9' 0" x 8' 7")
Double glazed window to front aspect, radiator, built in wardrobe.

Bathroom

Hand wash basin, low level WC bath with shower over, double glazed window to side aspect, ceiling spotlights.

Front Garden

Laid to lawn with parking for multiple vehicles and a double length garage and utility space. Side access to rear garden.

Rear Garden

Mainly laid to lawn, enclosed by panelled fencing, patio area, garden room with power and lighting, Decked area.

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.

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Directions

Using a SatNav, please use IP8 3BJ as the point of destination.

Important Information

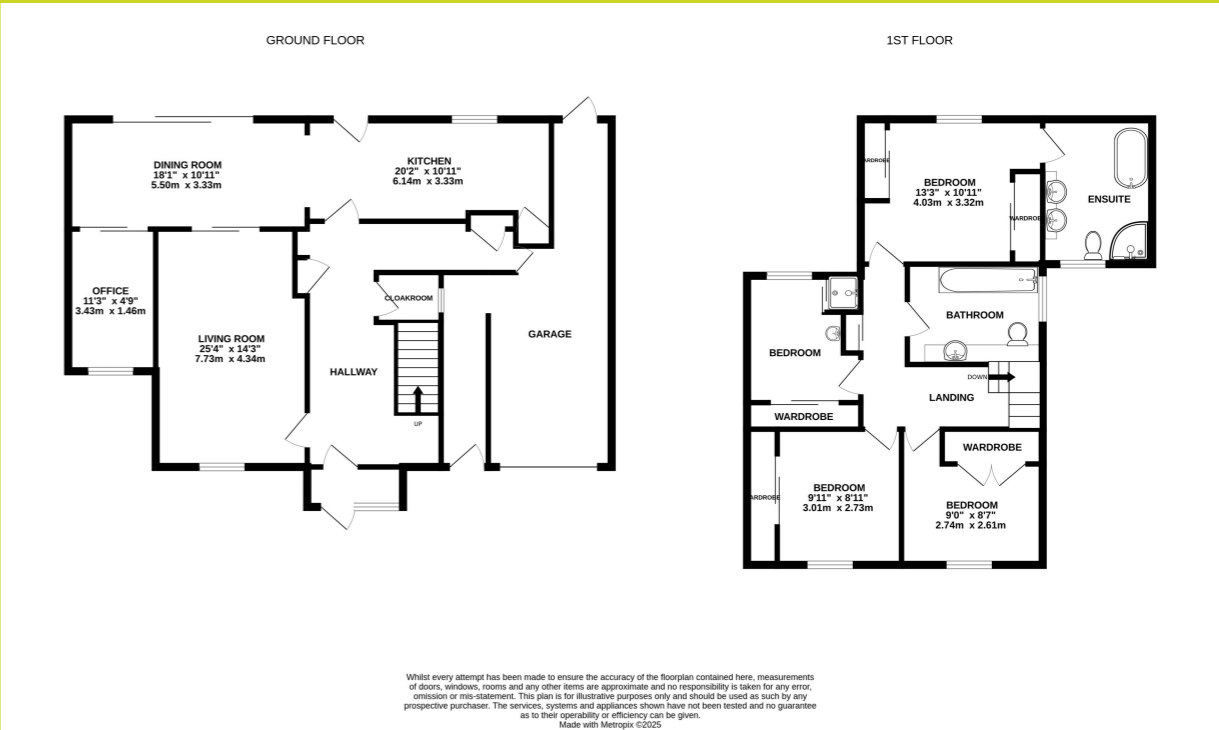
Tenure - Freehold
Services, we understand that mains gas, electricity, water and drainage are connected to the property.
Council Tax band: E

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. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

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.

Council Tax Band
At the time of writing the council tax band for this property is band E.



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

