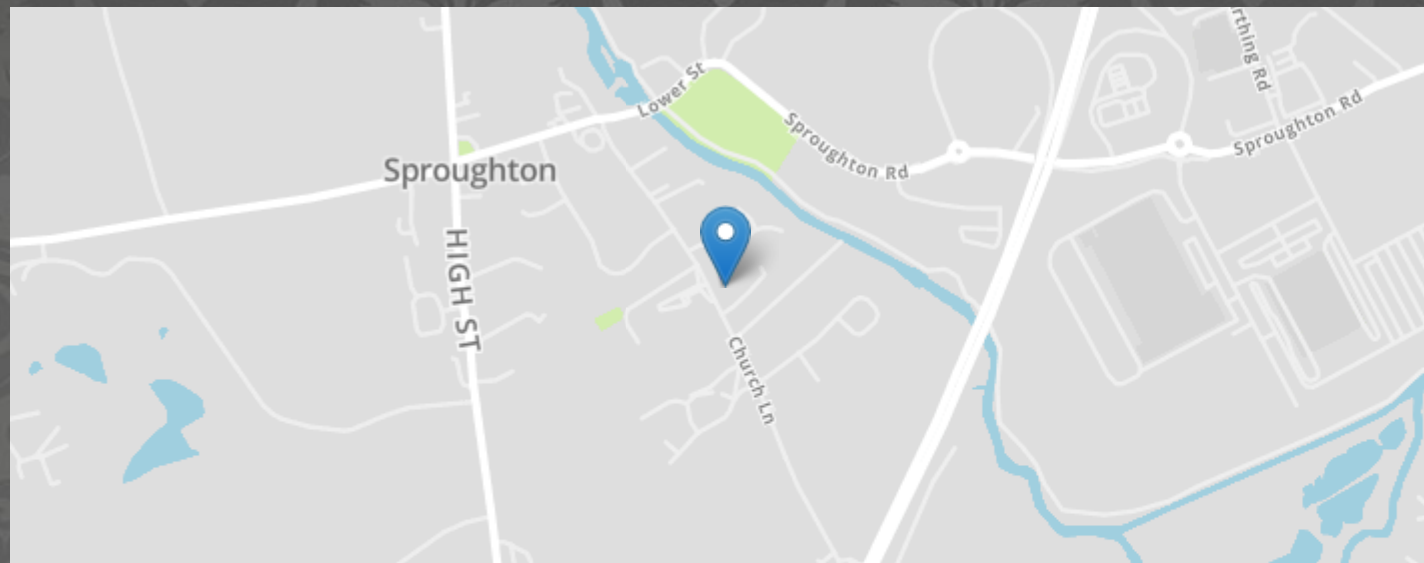


Church Lane, Sproughton, Ipswich



- WRAP AROUND GARDEN
- POTENTIAL TO CONVERT LOFT STP
- VENDOR HAS FOUND ONWARD
- GARAGE AND DRIVEWAY
- POTENTIAL TO EXTEND (STP)
- LARGE FAMILY BATHROOM WITH DOUBLE SHOWER CUBICLE

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MARKS & MANN



Church Lane, Sproughton, Ipswich

VENDOR HAS FOUND ONWARD

This deceptively spacious DETACHED BUNGALOW with TWO BEDROOMS has just launched to market, this rare opportunity offers the potential to live in the desirable location of Sproughton offering a piece of the quiet village lifestyle whilst also being close enough to access local amenities and local cafe's and shops. This bungalow has a WRAP-AROUND garden offering a large front and good sized rear, the gardens have been maintained throughout and offer established fruit trees and shrubbery. The bungalow has a large entrance hall, reception area, two double bedrooms, LARGE family bathroom with four-piece suite and kitchen. There is a single garage and driveway to the side of the plot. Potential to EXTEND or CONVERT (subject to planning).

£350,000 Guide Price

Church Lane, Sproughton, Ipswich

Entrance Hall

There is a beneficial enclosed porch for shoe and coat storage, this leads into the spacious entrance hall with double built-in storage cupboard which houses the water tank, ample space for shelving units or a book case if desired. Radiator.

Reception

Generously sized reception area with large double glazed window to the front aspect and double glazed window to the side aspect. This room is filled with natural light and offers great views of the front garden. The room has fitted carpets and neutral décor with a featured electric fireplace. Light fitting. Radiator.

Kitchen

The kitchen provides an authentic and characteristic feel with engineered beams featuring on the ceiling and ample floor and overhead units with a traditional oak finish. There is space and plumbing for a washing machine and space for white goods. Integrated oven with gas hob top and overhead extractor fan. Two double glazed windows providing views of the rear garden. There is a side door leading to the garden. The kitchen has a great opportunity to be modernised if desired. Radiator.

Bathroom

Large family bathroom with a four piece suite to include corner jet bath, separate walk-in double shower with standing space, WC and vanity wash basin. The bathroom has large floor to ceiling tiles and inset spotlights. Two towel radiators. Double glazed frosted window to the rear aspect. Extractor fan. The bathroom is very well presented with a stylish finish.

Bedroom One

This generously sized main bedroom sits at the front of the bungalow, the room is filled with natural light and overlooks the front garden. This bedroom has fitted carpet and a large double glazed window. There is space for a large fitted wardrobe and dresser if desired. Radiator.

Bedroom Two

Good size double bedroom with fitted carpet, this bedroom sits at the back of the property with views of the rear garden. Double glazed window. Radiator.

Outside

Front;
Large front landscaped garden with privacy hedges and established trees including a plum tree. The front is mostly laid to lawn with a pathway leading to the front entrance and side of the property.
Rear;
Well maintained with different areas to enjoy, the top of the rear is laid to lawn with a pathway leading around the property and patio area for seating. There is an established tree surrounded by hedges and shrubbery. There is a section to the rear of the garden with space for a shed and greenhouse. The garden is fully enclosed.

Important information

Tenure – Freehold.
Services – We understand that mains gas, electricity, water and drainage are connected to the property.
Council tax band - D
EPC rating - TBC

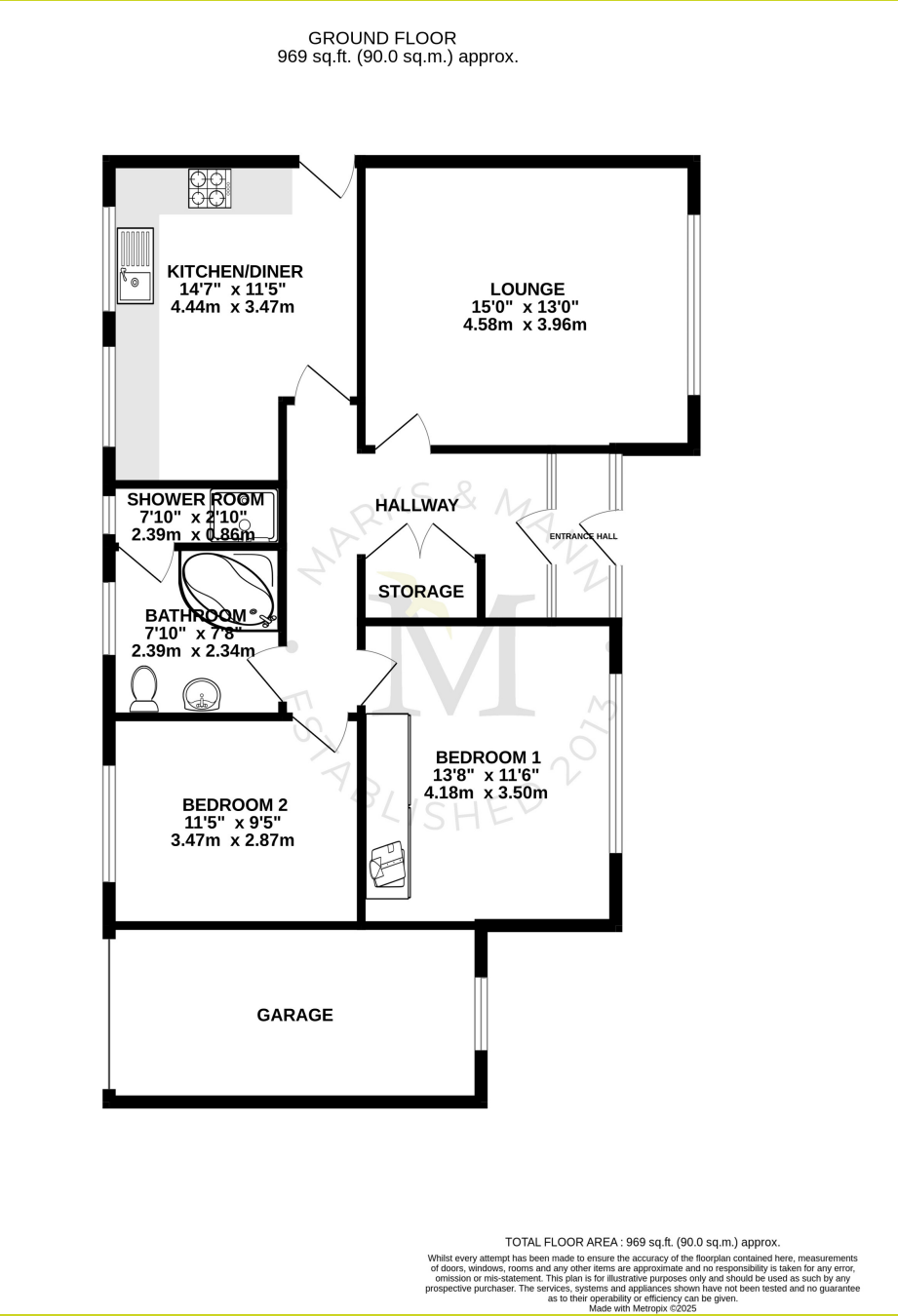
Disclaimer

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

Church Lane, Sproughton, Ipswich



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

