

Connells

Felchurch Road
Sproughton IPSWICH

Felchurch Road
Sproughton IPSWICH IP8 3FF

for sale guide price
£260,000







Property Description

Situated on the popular Wolsey Grange development and built by Taylor Wimpey in 2020, this beautifully presented two-bedroom end-terrace home offers stylish, modern accommodation throughout and is ready for immediate occupation, making it an ideal purchase for first-time buyers, downsizers or investors alike. The property has been exceptionally well maintained by the current owners and enjoys a contemporary layout designed for modern living. The ground floor features a welcoming entrance hall, cloakroom, modern fitted kitchen and a bright open-plan lounge/diner with French doors opening onto the private rear garden. To the first floor are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom. Externally, the property benefits from allocated parking and a low-maintenance rear garden, perfect for relaxing or entertaining.

Wolsey Grange is a sought-after modern development located to the south-west of Ipswich, offering excellent access to a range of local amenities including supermarkets, convenience stores, schools and leisure facilities. Ipswich town centre is easily accessible and provides an extensive selection of shopping, dining and entertainment options. For commuters, the property is ideally positioned for access to both the A12 and A14, whilst Ipswich mainline railway station offers direct services to London Liverpool Street, making this an excellent choice for those looking to balance

Entrance Hall

Double-glazed entrance door with adjoining double-glazed window, inset door mat, and double doors opening to a useful storage cupboard housing the wall-mounted boiler, consumer unit and space for a washing machine.

Cloakroom

Fitted with a low-level w/c, wash hand basin with mixer tap and tiled splashback, laminate flooring, radiator, extractor fan and double-glazed window to the front aspect.

Lounge/Diner

A bright and welcoming reception space featuring pendant lighting and double-glazed French doors opening onto the rear garden. Open-plan access through to the kitchen.

Kitchen

Fitted with a range of matching cream wall and base units complemented by tiled splashbacks. Incorporating an oven with gas hob, stainless steel one-and-a-half bowl sink with drainer and mixer tap, recessed spotlights, and space for a fridge freezer.

Landing

Carpeted stairs and landing, pendant lighting, radiator and access to the loft, which is boarded and insulated.

Bedroom One

Double bedroom with carpeted flooring, pendant lighting, radiator and double-glazed window overlooking the rear aspect.

En Suite

Comprising a low-level w/c, wash hand basin set within a vanity unit with mixer tap, electric shower, heated towel rail, laminate flooring and extractor fan.

Bedroom Two

Double-glazed window to the front aspect, carpeted flooring, pendant lighting and radiator.

Bathroom

Fitted with a panelled bath with shower over and shower screen, wash hand basin with mixer tap, low-level w/c, heated towel rail, extractor fan and tiled walls.

Outside

To the front, the property benefits from an allocated parking space on a block-paved driveway. Side access leads to the rear garden.

Rear Garden

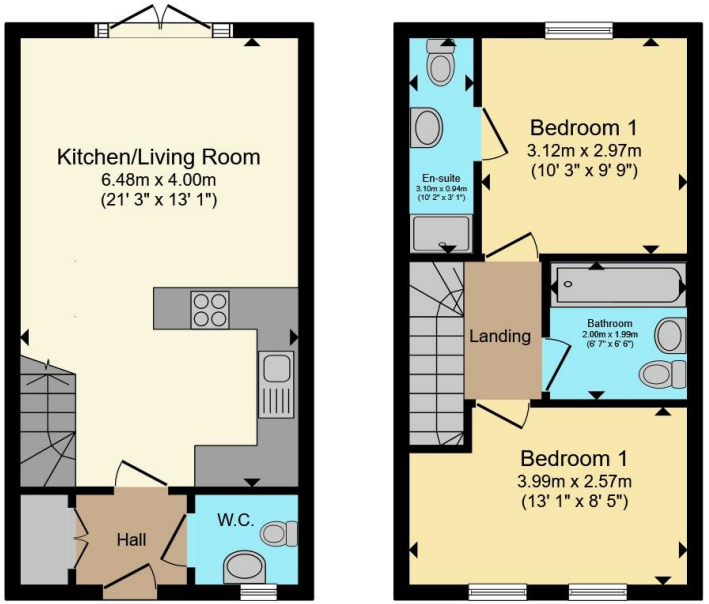
A private enclosed garden comprising a decking area and patio, with the remainder predominantly laid to lawn.

Agent Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor **First Floor**





Total floor area 63.3 m² (681 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

Connells

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
IPSWICH IP1 1QT

EPC Rating: B

Council Tax Band: B

view this property online connells.co.uk/Property/ICH313460

Tenure: Freehold

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.