

Connells

Vale View Road
Sproughton Ipswich

Vale View Road
Sproughton Ipswich IP8 3FG

for sale
£230,000







Property Description

Situated within a popular residential development, this well-presented two bedroom home would make an ideal first-time purchase or investment opportunity. The property offers a bright open plan living space with French doors opening onto the rear garden, alongside a modern fitted kitchen and a convenient ground floor cloakroom.

Upstairs features two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite, in addition to a family bathroom. Outside, there is a low maintenance frontage and a well-kept rear garden with patio area, plus allocated parking and visitor spaces. An internal viewing is highly recommended.

Located in the sought-after Sproughton area on the western side of Ipswich, Vale View Road forms part of a modern residential development offering convenient access to the A12 and A14, making it ideal for commuters. The area benefits from nearby supermarkets, local amenities, schools, and leisure facilities, while Ipswich town centre and the mainline railway station are within easy reach. Residents enjoy a family-friendly environment with green open spaces, countryside walks, and access to nearby parks, combining modern convenience with a semi-rural Suffolk setting. The neighbourhood is predominantly made up of modern homes and is regarded as a well-established and attractive residential location.

Entrance Hall

Entrance via double glazed front door. Built-in utility cupboard housing wall mounted gas fired boiler, with plumbing for washing machine and shelving. Wood effect luxury vinyl tile flooring, doors leading to living/dining room, kitchen and cloakroom.

Open Plan Living/Dining Room &

Kitchen Area

Fitted with a contemporary range of matching base and eye level units with wood effect work surfaces. Inset one and a quarter bowl stainless steel sink drainer with mixer tap. Built-in electric oven with inset gas hob and extractor over. Integrated dishwasher and fridge-freezer, wood effect LVT flooring, understairs recess and stairs rising to first floor.

Living/Dining Area

Radiator, Sky television point and BT Openreach broadband point. Double glazed French doors with full height side panels opening onto the rear garden

Cloakroom

Obscure double glazed window to front. Fitted with a low level WC and pedestal wash hand basin with mixer tap. Radiator, tiled splashbacks, extractor fan and wood effect LVT flooring.

First Floor Landing

Radiator, loft access and doors to:

Bedroom One

Double glazed window to rear, radiator, built-in sliding mirror fronted wardrobes. Door to:

En-Suite

Comprising shower cubicle with electric shower, low level WC and pedestal wash hand basin. Tiled splashbacks, extractor fan, radiator and wood effect LVT flooring

Bedroom Two

Two double glazed windows to front, radiator and built-in double wardrobe with shelving.

Bathroom

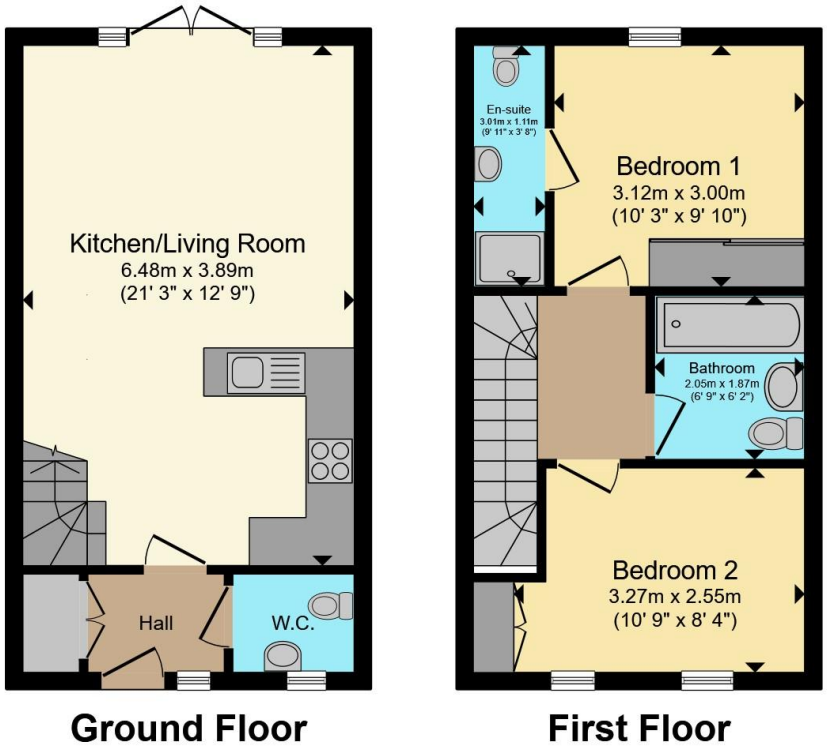
Fitted with a panel enclosed bath with thermostatic shower over, low level WC and pedestal wash hand basin. Tiled splashbacks, extractor fan, radiator and wood effect LVT flooring.

Outside

To the front there is a low maintenance slate chipped garden with pathway leading to the entrance door. The rear garden is well maintained and mainly laid to lawn with a patio seating area, enclosed by fencing. Gated access leads to the allocated parking space within the residents' car park, which also offers additional visitor parking.







Ground Floor **First Floor**





Total floor area 64.4 m² (693 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/ICH313192

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.