

Connells

High Street
Sproughton Ipswich

High Street
Sproughton Ipswich IP8 3AF

for sale offers in excess of
£200,000







Property Description

Situated in the heart of the highly desirable village of Sproughton, this charming semi-detached cottage offers an attractive blend of character, comfort and village living. Occupying a pleasant position on the village's historic High Street, the property is ideal for first-time buyers, downsizers or anyone looking to enjoy a semi-rural lifestyle whilst remaining within easy reach of Ipswich and the A14.

The accommodation is full of charm, offering a welcoming lounge/diner, fitted kitchen, two good sized bedrooms and a family bathroom. Outside, the property enjoys a beautifully maintained and private rear garden, providing an excellent space for relaxing, entertaining or enjoying the surrounding tranquillity. A useful brick-built outbuilding further enhances the property's appeal.
One of the key attractions of Sproughton is its strong sense of community and excellent range of local amenities. The village benefits from a well-supported Community Shop offering a variety of everyday essentials and local produce, a primary school, sports and recreational facilities, and a range of active clubs and community groups catering to a variety of interests. Residents can also enjoy numerous countryside walks and scenic surroundings, making the village particularly appealing to those who appreciate outdoor living. Throughout the year, Sproughton hosts a number of popular community events.

Lounge/Diner

A welcoming reception room featuring a double-glazed entrance door and front aspect window, allowing for plenty of natural light. The focal point of the room is an attractive electric fireplace with brick surround. Further benefits include a radiator, pendant lighting with feature wall lights, an archway leading through to the kitchen and stairs rising to the first floor.

Kitchen

Fitted with a range of matching cream wall and base units complemented by work surfaces and tiled splash backs. The kitchen incorporates an inset stainless steel sink and drainer with mixer tap, induction hob, built-in oven and microwave, alongside space for a washing machine and fridge/freezer. Further features include a single-glazed side window, double-glazed door providing access to the garden and wood-effect flooring.

Landing

With fitted carpet, loft hatch access, and consumer unit. We have been advised that the loft is insulated and partially boarded.

Bedroom One

A generous double bedroom featuring two built-in wardrobes, fitted carpet, radiator, pendant light fitting, a double-glazed window to the front aspect and a charming cottage-style door.

Bedroom Two

Double-glazed window to the rear aspect, fitted carpet, radiator, and pendant light fitting. A useful storage cupboard houses the boiler, which we have been advised is approximately seven years old.

Bathroom

Comprising of a panelled bath with mixer tap and electric shower over, low-level w/c and wash hand basin with mixer tap. The room further benefits from fully tiled walls, lino flooring, heated towel radiator, recessed spotlights, extractor fan and a double-glazed window to the side

aspect.

Outside

The property enjoys a peaceful and private rear garden that is not overlooked, offering an ideal space for relaxation and entertaining. The garden features a patio seating area, mature shrubs, decorative shingle borders, and a lawned area. There is also a useful brick-built outbuilding ideal for converting to studio/ office space and additional shed with power connected.

Agents Note

Please note there is unrestricted off road parking a short walk from the property which is offered on a first-come, first-served basis











Total floor area 56.0 m² (602 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: D

Council Tax Band: B

view this property online connells.co.uk/Property/ICH313297

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.