

4 Lower Street, Sproughton, Ipswich, IP8 3AA



**Freehold**

Guide Price

**£240,000**

Subject to contract

**Many period features**

**3** bedrooms  
**1** reception room  
and bathroom



Situated within the sought-after village of Sprooughton is this charming Grade II Listed cottage with a cottage-style garden

## Some details

### General information

This charming three bedroom Grade II Listed cottage is situated within the heart of the sought-after village of Sproughton, on the outskirts of Ipswich providing excellent links to the A12/A14 and a number of local amenities. The property boasts character and original features including traditional wooden doors, exposed beams and timbers along with inglenook fireplace with woodburner. It also has gas central heating and cottage style garden.

The generous sitting room has an impressive inglenook fireplace with woodburner, window to the front and doors off to two good size cupboards, kitchen/breakfast room and stairs to the first floor. The kitchen/breakfast room overlooks the rear garden and has a door out to the side. There is an extensive range of base level units with wooden work surfaces and butler sink with gas and electric cooker and space for other appliances. There is also an understairs cupboard.

The landing has doors off to three bedrooms and the bathroom. The bathroom has a white suite of basin, WC and free-standing rolltop bath, there is a window to the rear and exposed timbers. Bedroom one overlooks the front with a further double bedroom and a single bedroom.

### Sitting room

15' 7" x 12' 5" (4.75m x 3.78m)

### Kitchen/breakfast room

11' 9" x 8' 10" (3.58m x 2.69m)

### Landing

9' 8" x 6' (2.95m x 1.83m)

### Bedroom one

11' x 10' 3" (3.35m x 3.12m)

### Bedroom two

9' 9" x 8' 5" (2.97m x 2.57m)

### Bedroom three

11' x 6' 2" (3.35m x 1.88m)

### Bathroom

9' 5" x 5' 6" max (2.87m x 1.68m)

### The outside

The front of the property is elevated from the road with steps up to the front door.

To the rear of the property is the cottage-style garden which is enclosed by red brick wall and there are two brick-built outhouses/sheds. There is a right of access through the neighbouring property.

### Where?

Sproughton is a sought-after village situated on the western outskirts of Ipswich providing excellent links to a number of local amenities including Suffolk Golf & Water Park, Riverhill's Health Spa in Bramford and the A12/A14 are both within easy reach. Ipswich town centre is also easily accessible with an abundance of shopping facilities, coffee houses, bars and restaurants.

### Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - N/A

### Agents note

Please note that it is a requirement of the listing that the exterior of the property must be repainted every 10 years in Suffolk Pink paint. This will be due in approx. 2-3 years.

### Directions

Head out of town in a westerly direction along Bramford Road. At the traffic lights with Yarmouth Road continue straight over until reaching the viaduct. Turn left into Sproughton Road and continue until reaching the roundabout, proceed straight over and over the next two roundabouts and enter the village of Sproughton. Continue for some distance where the property can be found on the left hand side before reaching the T-junction.

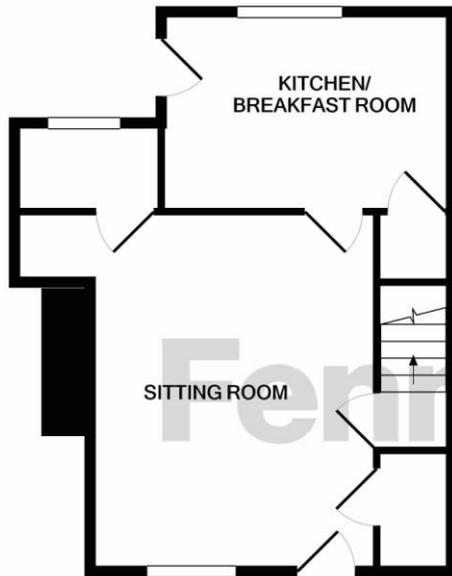
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

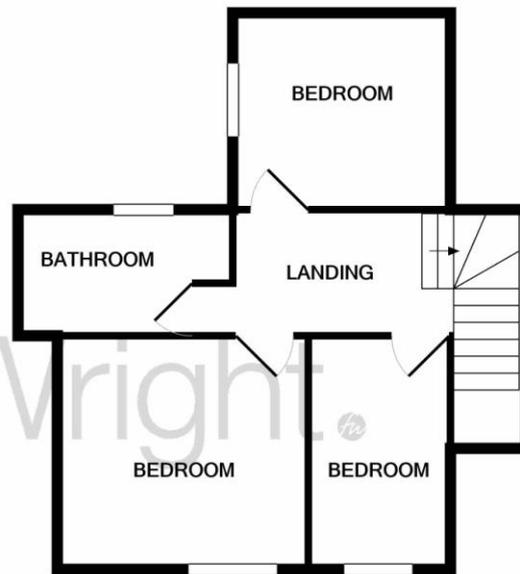
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### Viewing

To make an appointment to view this property please call us on 01473 232 700



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