



Abbotswood

Monks Gate | Sproughton | Suffolk | IP8 3BS

Freehold Guide Price £ 750,000

FINE & COUNTRY

Abbotswood

A rare opportunity to acquire an iconic 1978 built five bedroomed, detached family home with separate access to good sized one bedroomed annexe accommodation.

The property is of cavity wall brick construction under a concrete tiled roof with some aluminium, sealed unit double glazed windows.

Abbotswood is neatly tucked away in an accessible cul de sac location and occupies a larger than average plot. The property is in need of some updating and refurbishment works to include windows, doors and kitchen. Two bathrooms were beautifully modernised two years ago. There is excellent potential to be realised with this unique property as it offers flexible, large accommodation throughout.

Further benefits include gas central heating, secluded gardens front and rear, tarmacadam driveway with parking for up to eight vehicles and an attached double, electronically operated, garage.

Summary of accommodation

Ground floor – reception hall, living room, dining room, large kitchen breakfast room, small cloakroom.

The Annexe – (with own glazed front door from the rear) – reception lobby, kitchen, living room, bedroom, shower room.

First floor – principal bedroom with large dressing room off and en-suite shower room. Four further double bedrooms, large family bathroom.

Approximately a quarter of an acre plot, ample parking, double garage.



The Accommodation

Recessed porch to fully glazed front door with matching side panels, opening to

Reception Hall

Small built in Cloakroom with corner fitted wash hand basin and concealed cistern WC, adjacent large, built in double storage cupboard housing alarm and heating controls. Further storage cupboard understairs, engineered oak flooring, radiator, fully carpeted stairs to the first floor and fully glazed panelled door through to



Living Room

A good sized room with exposed brickwork to one wall with gas fire and marble hearth , two full length glazed windows to the side, square bay to front, two radiators, two pendant lights on dimmer, fitted carpet and opening through to

Computer generated image of Living Room





Dining Room

Double aspect incorporating double patio doors to side, radiator, carpet, pendant light and connecting door through to



Kitchen/Breakfast Room

Another really good size room and although dated, comprehensively fitted out with a large range of ash faced units. One and a half bowl stainless steel sink with drainer with cupboards, drawers and space under. Space for dishwasher, separate matching work surfaces with cupboards, drawers and space under with plumbing for washing machine. Full length larder unit, space for electric oven with extractor over. Built in convection microwave, with numerous cupboards over and under, built in fridge freezer, post formed work surfaces and breakfast bar with space for four chairs, concealed lighting throughout, cushion flooring, window and fully glazed door to side. Connecting door to entrance hall and further door through to





The Annexe accommodation

Inner Lobby with doors off to

Bedroom

Dual aspect windows, radiator, telephone point, pendant light and carpet.

Shower Room

Built in double shower with glass enclosure, wall mounted hot and cold wash hand basin with vanity cupboard under and close coupled WC. Mirror cabinet, chrome heated towel rail, extractor fan, window and vinyl flooring. The shower room is half tiled throughout.

Living Room

Large window to rear elevation, radiator, carpet, central light and door through to

Kitchen

Single drainer stainless steel sink unit with cupboards and drawers under, electric cooker point, a range of eye level units to match base units, adjacent larder unit, windows to garden, cushion flooring, plumbing for washing machine, fully glazed doors to rear and front gardens.





Half landing with large window to the side garden with vertical blinds.

First Floor Landing

Large landing area all laid with engineered wood flooring and doors to

Principal Bedroom Suite

A good-sized room. Pleasant views over front garden, radiator, pendant light and opening through to



Dressing Room

Similarly of a good size. Five built in wardrobes. Post formed work surfaces with two sinks and a number of louvre front storage cupboards under. Radiator. Door through to



En Suite Shower Room

Fully tiled throughout, double shower with glass shield, hot and cold wash hand basin with vanity cupboard under and close coupled WC. Chrome towel rail and engineered wood flooring. Window to rear.

Bedroom Two

Built in double wardrobe, radiator, pendant light, window with pleasant views over rear garden.

Bedroom Three.

Built in double wardrobe, radiator, pendant light, window with views over rear garden.





Bedroom Four

Built in double wardrobe, radiator, pendant light, window with views over side garden..

Bedroom Five

Two built in double wardrobes, radiator, pendant light, window with views over side garden, carpet.



Family Bathroom

White suite comprising panelled bath with shower mixer, pedestal wash hand basin and close coupled WC. Half tiled splashbacks, two windows, further recessed single electric shower, cushion flooring, central light, built in airing cupboard with slatted shelving and hot water tank with separate immersion.

Outside

As aforementioned, Abbotswood occupies a good size plot extending to approximately a quarter of an acre. The property is approached by a long tarmac driveway to a car parking area with parking for about 8 cars, leading to the attached double garage with twin up and over electronically operated doors. To the first floor of the garage there is a storage area and cupboard housing a gas fired boiler serving domestic hot water and central heating system.



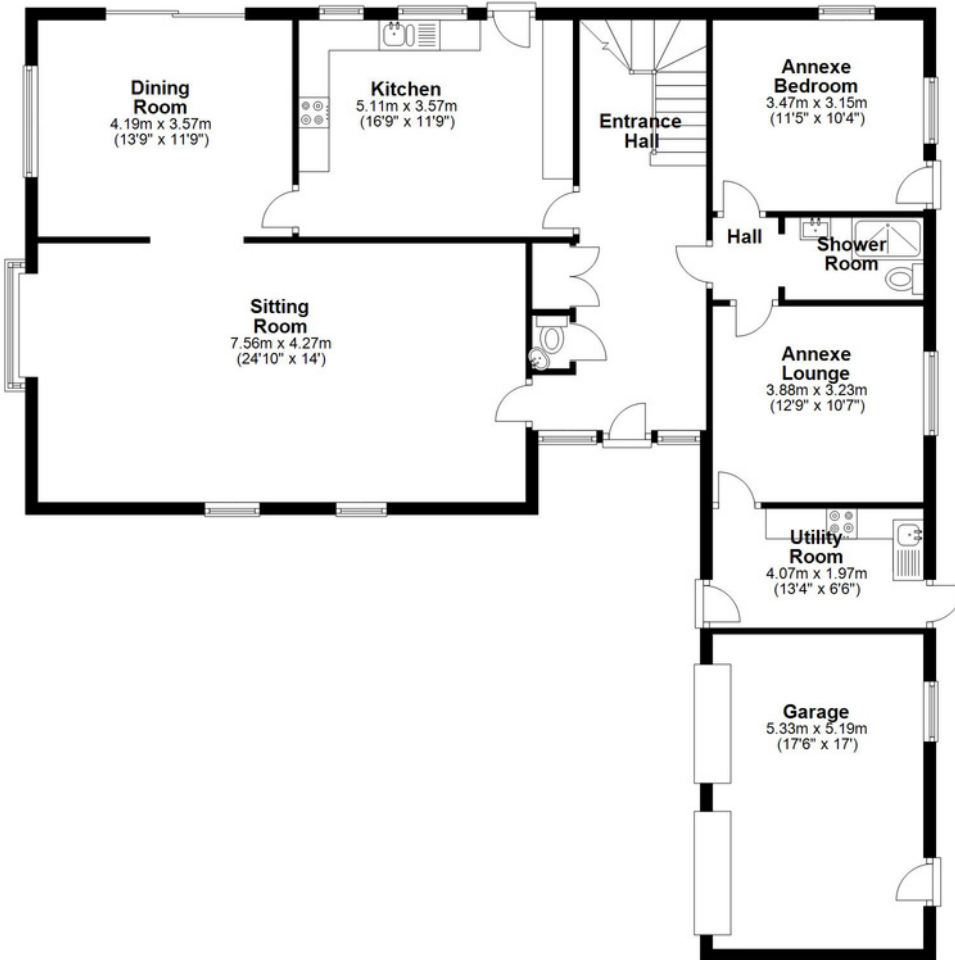
The front garden is laid to neat open lawns interspersed with large mature conifers, shrubs and live hedging borders. There are wrought iron gates to both sides of the property, leading to the side and rear gardens. Outside security lights to the front. The side garden is currently laid to a neat patio area interspersed by shrub borders, with the potential to extend the property to the side.

The large rear garden enfolds the property and there is a large patio area to the rear with adjacent neat, open lawns all interspersed by mature shrubs and trees, including silver birch. This area is a secluded, sun trap and totally enclosed by live hedging/close board fencing. Garden shed - 10' x 8'.



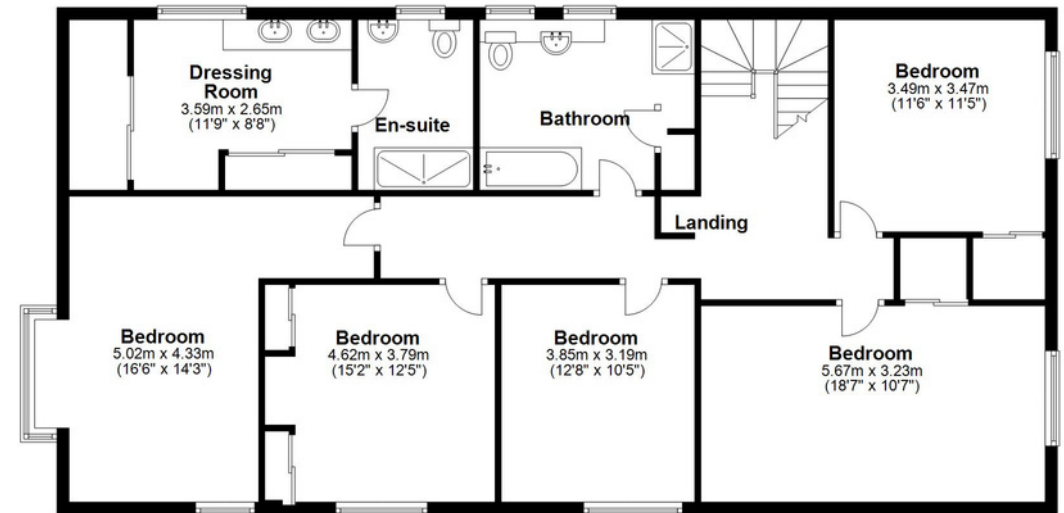
Ground Floor

Approx. 135.9 sq. metres (1463.1 sq. feet)



First Floor

Approx. 122.2 sq. metres (1315.4 sq. feet)



Total area: approx. 258.1 sq. metres (2778.4 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Services

We are advised by the vendors that mains electricity, water, and drainage are connected. The property benefits from gas-fired central heating.

Possession

Vacant possession upon completion.

Council Tax Band

Babergh - Band G - £ 3393.25

What Three Words

///play.gallons.ages

Viewing strictly by appointment with
Fine & Country Ipswich - 01473 289700

Out of hours contact
Mark Halls MRICS FARLA CREA -
07770 814748

About The Area

The popular village of Sproughton is conveniently positioned 2 miles west of the County Town of Ipswich – providing easy access to A12 trunk road to London and A14 to Cambridge/the Midlands. Ipswich Railway Station – giving access to London Liverpool Street in just over an hour - is about a 15 minute drive away. The Beagle Public House and eatery, well known for its good food and value is just one mile up the road. The Brook Public House in Washbrook is renowned for its fine cuisine and is only five minutes further away.

Claydon High School is nearby and Ipswich has a good number of state and private schools including Northgate High School, Kesgrave and within the private sector, The Royal Hospital School in Holbrook, Ipswich Girls school at Wolverstone, Ipswich Boys and Girls School and St Joseph's College.



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