



Gipping View Road | Sproughton | IP8 3FL

Available now - A 3 bedroom newly built property on the popular Wolsey Grange development. The property benefits from a modern fitted kitchen, a family bathroom and an en-suite to the master, parking for two cars and a good size garden. The property offers easy access to the A12/A14 and being newly built in 2021 is in an excellent condition and also benefits from an EV charging point.

£1,500 pcm

- Semi-Detached House
- Off-Road Parking for 2 Cars
- Newly Built in 2021
- Gas Central Heating
- Modern Kitchen with Integrated Appliances
- En-suite to Master
- Good Sized Rear Garden

ENTRANCE HALL Stairs to landing

SITTING ROOM 13' 11" x 12' 2" (4.25m x 3.71m) Radiators. Power point. Window to front aspect.

KITCHEN/DINER 15' 7" x 9' 5" (4.75m x 2.87m) A range of base and wall mounted units with complimentary work surfaces over. Integrated double electric oven. Electric hob. Integrated dishwasher. French doors to rear garden. Composite sink unit with cupboard under. Space for dining area. Window to rear garden.

WC Low level flush WC, pedestal wash hand basin.

BEDROOM ONE 11' 11" x 10' 2" (3.63m x 3.11m) Radiator. Power points. Window to front aspect. Fitted wardrobe. Door to en-suite.

ENSUITE Shower cubicle. Low level flush WC. Pedestal wash hand basin. Window to front aspect.

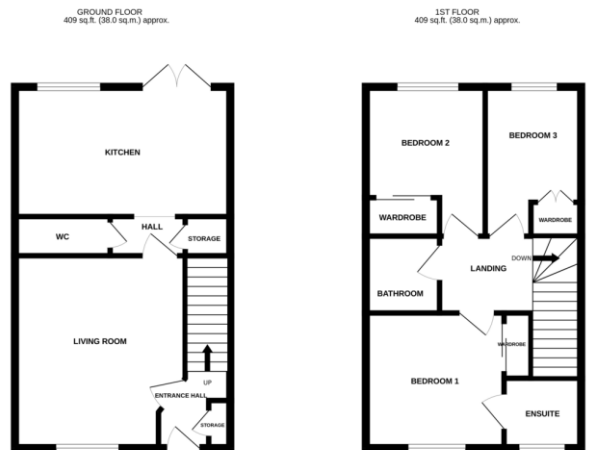
BEDROOM TWO 10' 10" x 8' 8" (3.3m x 2.64m) Radiator. Power point. Window to rear aspect. Fitted wardrobe.

BEDROOM THREE 10' 10" x 6' 8" (3.3m x 2.04m) Radiator. Power Points. Window to rear aspect. Fitted wardrobe.

BATHROOM Paneled bath with shower over. Low level flush WC. Pedestal wash hand basin. Part tiled.

OUTSIDE Parking for 2 cars. EV charging point. Garden mostly laid to lawn with patio area.

Local Authority – Mid Suffolk District Council  
Council Tax Band – C  
Post Code – IP8 3FL



TOTAL FLOOR AREA: 818 sq ft, (76.0 sq m) approx.  
We warrant that the information contained in this document is true and correct to the best of our knowledge and belief at the time of preparation. We do not warrant the accuracy of any information contained in this document. The information contained in this document is for general guidance only and should not be relied upon for any specific purpose. The information contained in this document is for general guidance only and should not be relied upon for any specific purpose. The information contained in this document is for general guidance only and should not be relied upon for any specific purpose.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Contact Details

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