

Vale View Road, Sproughton, Ipswich, IP8 3FG

Guide Price £260,000 Freehold

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SUMMARY

A well presented two double bedroom modern home with parking, located on the popular Wolsey Grange development in Sproughton to the South Western fringe of Ipswich, ideally situated for excellent access to local shops, supermarkets and the A12 and A14 trunk roads. Built by Taylor Wimpey in 2021 and benefitting from the remaining NHBC warranty, the contemporary open plan layout provides stylish, well proportioned accommodation briefly comprising; sheltered entrance, entrance hall with utility cupboard, open plan living/dining room and kitchen, and cloakroom on the ground floor, with landing, two double bedrooms with built-in wardrobes, en-suite shower room, and family bathroom on the first floor. To the outside there is a low maintenance slate chip frontage, a well kept attractive rear garden with lawn and patio, and allocated parking space within the residents car park. There were only a handful of the Belford style open plan homes built, as such, early viewing is highly recommended.

SHELTERED ENTRANCE

Double glazed composite front door to.

ENTRANCE HALL

Built-in utility cupboard with wall mounted gas fired boiler, plumbing for washing machine, and shelving wood effect luxury vinyl tile flooring, doors to living/dining room and kitchen, and cloakroom.

LIVING/DINING ROOM & KITCHEN

21' 4" x 12' 7" approx. (6.5m x 3.84m)

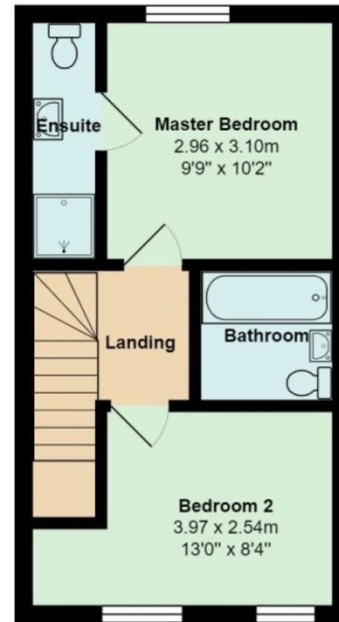
KITCHEN AREA

9' x 6' 11" approx. (2.74m x 2.11m) Electric kickspace plinth heater, contemporary range of base and eye level cupboard and drawer fitted units, wood effect work surfaces, inset one and a quarter bowl stainless steel sink drainer unit with mixer tap, built-in electric oven, inset gas hob with extractor fan over, integrated dish-washer and fridge-freezer, wood effect luxury vinyl tile flooring, recess under stairs, stairs rising to first floor.

LIVING/DINING AREA

13' 1" x 12' 4" approx. (3.99m x 3.76m) Radiator, Sky television point, BT Openreach broadband point, double glazed French doors with full height matching side casements to rear garden.





CLOAKROOM

4' 11" x 4' 1" approx. (1.5m x 1.24m) Obscure double glazed window to front, radiator, pedestal hand-wash basin with mixer tap, low level WC, tiled splash back, extractor fan, wood effect luxury vinyl tile flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, loft access, doors to.

MASTER BEDROOM

10' 2" to back of wardrobes x 9' 9" approx. (3.1m x 2.97m) Double glazed window to rear, radiator, built-in sliding mirror fronted wardrobes, door to en-suite.

MASTER BEDROOM EN-SUITE

10' 2" x 2' 11" approx. (3.1m x 0.89m) Radiator, shower cubicle with electric shower, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, extractor fan, wood effect luxury vinyl tile flooring.

BEDROOM TWO

13' max to back of wardrobe narrowing to 10' 8" x 8' 4" approx. (3.96m x 2.54m) Two double glazed windows to front, radiator, built-in double wardrobe with shelving.

BATHROOM

6' 7" x 6' 2" approx. (2.01m x 1.88m) Radiator, panel enamel bath with thermostatic shower over, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs, extractor fan, wood effect luxury vinyl tile flooring.

OUTSIDE

To the outside there is a low maintenance slate chip frontage with pathway leading to the front door, a well kept attractive rear garden with established lawn and entertainment patio enclosed by fencing, and gated access to the allocated parking space within the residents car park where there are also additional visitor parking spaces.

MANAGEMENT CHARGE

Norwich Residential Management charged £215 for the year 2024 to 2025, this was for the upkeep of communal grounds and any unadopted facilities/roadways.

BABERGH DISTRICT COUNCIL

Tax band B - Approximately £1,655.87 PA (2024 to 2025).

NEAREST SCHOOLS (.GOV ONLINE)

Sprites Primary Academy and Chantry Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading in a South Westerly direction along the A1214 London Road, at the traffic lights turn right onto the A1071 Hadleigh Road, at the traffic lights turn left onto Poplar Lane, take the second right hand onto Vale View Road. The property is found on the right hand side.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within

their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)

VALE VIEW ROAD SPROUGHTON IP8 3FG	Energy rating	Valid until:	22 March 2031
	B	Certificate number:	6639-2737-9000-0807-1222
Property type	Mid-terrace house		
Total floor area	66 square metres		



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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