



Felchurch Road, Sproughton, Ipswich, Suffolk, IP8 3FF

Guide Price £290,000 Freehold

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INTRODUCTION

An excellent, three bedroom modern executive home located on the popular Wolsey Grange development in Sproughton to the South Western fringe of Ipswich, ideally situated for convenient access to local shops and supermarkets, and the A12 and A14 for commuting. Built by Taylor Wimpey in 2020 and benefitting from the remaining NHBC warranty, the stylish accommodation benefits from a contemporary arrangement providing stylish, well proportioned family accommodation briefly comprising; sheltered entrance, entrance hall, comfortable living room, striking kitchen and dining room with integrated appliances, and cloakroom on the ground floor, with landing, three bedrooms, en-suite shower room off principle bedroom, and family bathroom on the first floor. To the outside the frontage provides driveway parking, whilst gated side access reveals an attractive, well kept South facing rear garden with lawn, generous sandstone entertainment patio, timber retained bed stocked with olive trees and grasses, and inset roof solar panels. Early viewing is highly recommended.



SHELTERED ENTRANCE

Double glazed composite front door to.

ENTRANCE HALL

Radiator, built-in cupboard, Karndeane wood effect flooring, radiator, stairs rising to first floor, door to.

LIVING ROOM

12' x 14' approx. (3.66m x 4.27m) Double glazed window to front, television, telephone and broadband points, vertical wooden slat wall feature, Karndeane wood effect flooring, door to kitchen.

KITCHEN & DINING ROOM

14' x 9' 5" plus recess. approx. (4.27m x 2.87m) Double glazed window to rear, radiator, a comprehensive range of contemporary gloss fronted fitted base and eye level cupboard and drawer units with under courtesy lighting over wood effect work surfaces with matching uprights, built-in double oven and grill, inset gas hob with stainless steel splash back and extractor over, integrated fridge-freezer, dish-washer, and washing machine, inset stainless steel sink drainer unit with mixer tap, part wood panelled feature wall, Karndeane wood effect flooring, recessed area with doors to built-in under stairs cupboard and cloakroom, double glaze French doors opening out to garden.



CLOAKROOM

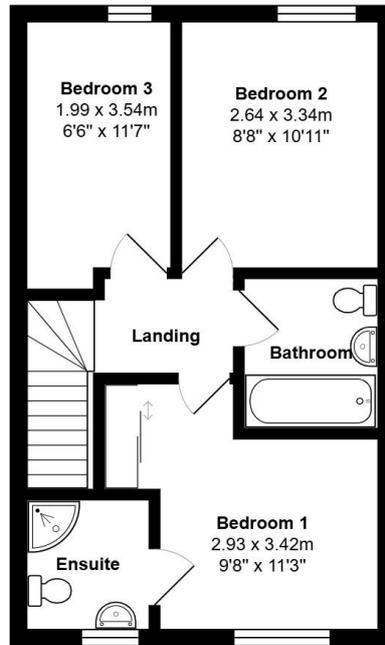
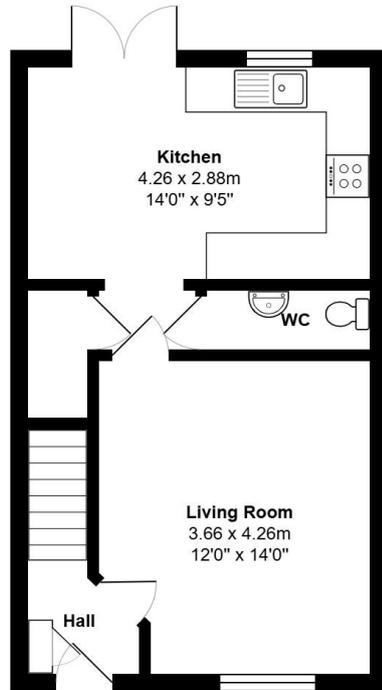
Radiator, pedestal hand wash basin with mixer tap, low level WC, tiled splash backs, Karndeane wood effect flooring, extractor fan.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, loft access, doors to.





PRINCIPLE BEDROOM

9' 8" x 11' 3" max. reducing to 9' 2" approx. (2.95m x 3.43m) Double glazed window to front, radiator, built-in sliding mirror fronted wardrobe, door to en-suite.

EN-SUITE

Obscure double glazed window to front, chrome heated towel rail, shower cubicle with electric shower, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs and floor, extractor fan.

BEDROOM TWO

8' 8" x 10' 11" to back of wardrobe. approx. (2.64m x 3.33m) Double glazed window to rear, radiator, fitted sliding fronted wardrobe.

BEDROOM THREE

4' 5" plus wardrobes x 10' 11" approx. (1.35m x 3.33m) Double glazed window to rear, twin sliding mirror fronted wardrobes, radiator.

FAMILY BATHROOM

Chrome heated towel rail, panel bath with mixer tap, thermostatic shower and side screen, pedestal hand-wash basin with mixer tap, low level WC, tiled splash backs and floor, extractor fan.

OUTSIDE

To the outside the frontage provides private brick paved driveway parking, whilst gated side access reveals an attractive, well kept South facing rear garden with lawn wrapped by a generous sawn sandstone entertainment patio, timber retained bed stocked with olive trees and grasses, wooden shed, external tap and light, and fencing to boundaries. Inset roof solar panels provide supplement energy reducing bills.

ESTATE CHARGE

Approximately £180 PA (2025-2026).

BABERGH COUNCIL

Tax band C - Approximately £1,979.51 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Sprites primary and Chantry Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head South West on London Rd/A1214, continue on the London Rd/A1214, turn left onto Poplar Lane, turn right onto Vale View Road, turn right onto Felchurch Road.

BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

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Energy performance certificate (EPC)		
Felchurch Road Sproughton IPSWICH IP8 3FF	Energy rating B	Valid until: 28 July 2030
		Certificate number: 2718-9024-7383-7410-2270
Property type	Semi-detached house	
Total floor area	79 square metres	



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

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