



Palmer & Partners



Gorse Field Close, Sroughton,
Suffolk, IP8 3FD
Guide Price £400,000 to £425,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- Modern Detached House
- Four Bedrooms
- 22ft Kitchen/Dining Room
- Lounge
- Ground Floor Cloakroom
- Bathroom & En-Suite Shower Room
- Landscaped South-Facing Rear Garden
- Detached Garage to Rear
- Off-Road Parking to Side
- Views from the Front Across Greensward



Tucked away at the end of a cul-de-sac in the heart of the popular village of Sroughton and just a few minutes from the A14 commuter trunk road, lies this immaculately presented four-bedroom detached family home which is just six years old. The property benefits from a beautifully landscaped south-facing rear garden, detached garage to the rear, off-road parking to the side, and wonderful views from the front across a greensward.

Sroughton is an award-winning village with numerous recreation

and social clubs and groups throughout the location. The village has a mediaeval church, public house, primary school, regular bus service from Ipswich town centre to Bramford via Sroughton, community shop within the Tithe Barn and, for the rambler, there are numerous countryside walks. The A12 and A14 dual carriageways are both within a short distance with Ipswich train station under three miles away providing direct rail links to London Liverpool Street station. Close by is the Suffolk water park which offers

a popular cafe, 18-hole golf course and fishing lake.

Entrance Hall: The spacious hallway has a radiator, a turning staircase with understairs cupboard, and doors leading to the cloakroom, lounge and kitchen/dining room.

Cloakroom: A two-piece suite comprising a low-level WC and vanity hand wash basin with storage beneath, along with a radiator, tiled floor, and an opaque window to the side aspect.

Kitchen/Dining Room: 22'6" x 10'11" (6.86m x 3.33m) Spanning the full

width of the rear elevation, this impressive kitchen/dining space is fitted with contemporary eye and base units and drawers, roll edge work surfaces with matching upstands, and a sink and drainer. Integrated appliances include a dishwasher, double oven, and gas hob with extractor, and there is additional space for an American-style fridge freezer and washing machine. The room features tiled flooring, inset ceiling spotlights, a radiator, and a stylish peninsular island that defines the kitchen from the dining area. A rear-facing window and French doors provide



views and access to the garden, while double doors open through to:

Lounge: 15'11" x 12'11" (4.85m x 3.94m) Bay window to the front aspect overlooking the greensward, and a radiator.

First Floor Landing: Airing cupboard, radiator, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 13'11" x 10'4" (4.24m x 3.15m) Window to the front aspect with views across the greensward, radiator, built-in double wardrobe, and a door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin, along with a tiled floor, half-height tiled walls, and an opaque window to the side aspect.

Bedroom Two: 12'1" x 8'5" (3.68m x 2.57m) Window overlooking the rear garden and a radiator.

Bedroom Three: 11'2" x 7'3" (3.4m x 2.2m) Window overlooking the rear garden and a radiator.

Bedroom Four: 7'7" x 7'1" (2.3m x 2.16m) Window to the front aspect with views across the greensward,

radiator, and built-in wardrobe with mirrored sliding doors.

Family Bathroom: A three-piece suite comprising a bath with shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled floor, tiled splashbacks, and an opaque window to the rear aspect.

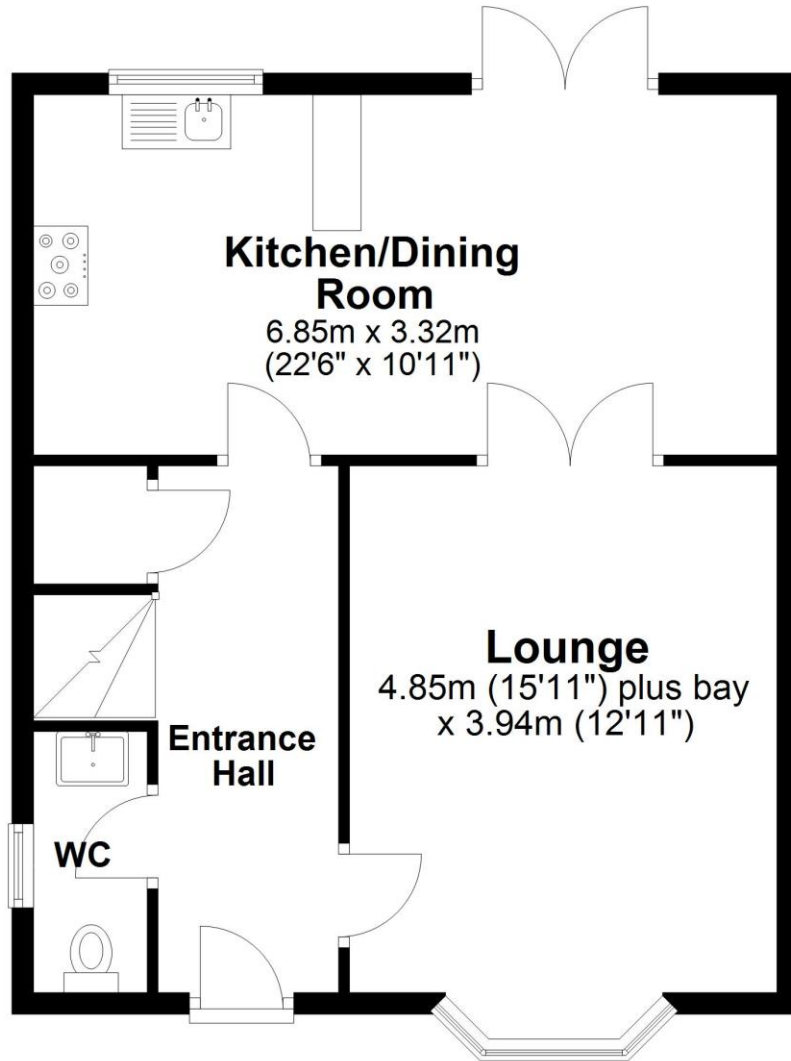
Outside: To the side of the property, a block-paved driveway provides off-road parking in front of the garage, with a gate giving access to the rear garden. The front garden is laid to lawn with shrub borders, enjoys views across

a greensward, and features an open porch. The landscaped, south-facing rear garden begins with a decked seating area leading out from the kitchen/dining room, with the remainder being laid to lawn and complemented by raised flowerbeds. At the far end of the garden is a further entertaining area with pergola and the detached garage. The garden is fully enclosed by fencing and includes an outside tap.

Detached Garage: 23' x 9'6" (7m x 2.9m) Up and over door, power and light connected is connected, and a pedestrian door opens out to the rear garden.

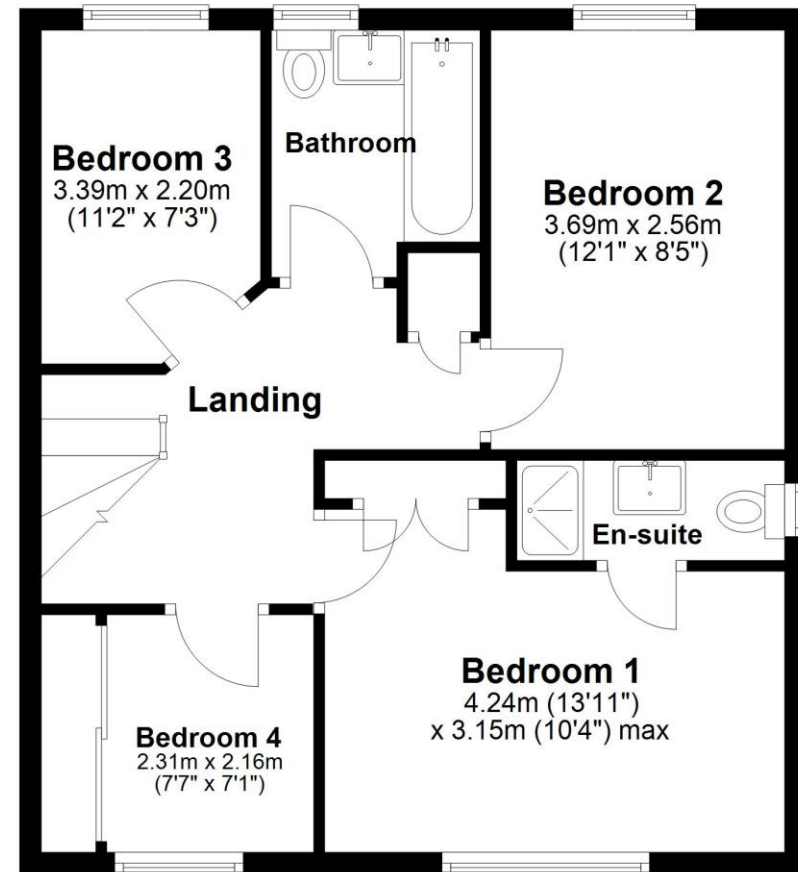
Ground Floor

Approx. 56.9 sq. metres (612.7 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 108.3 sq. metres (1165.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

4 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: E



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com