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Chantry Park View, Sproughton,
Suffolk, IP8 3FH
Asking Price £325,000

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- Modern Semi-Detached House
- Three Bedrooms
- Dual Aspect Lounge
- Fully Integrated Kitchen
- Ground Floor Cloakroom
- Bathroom & En-Suite Shower Room
- Three Off-Road Parking Spaces
- Good Size Rear Garden



Located on the sought-after Wolsey Grange development towards the southwest side of Ipswich and just a couple minutes from the A12 and A14 commuter trunk roads lies this nicely presented three-bedroom semi-detached house. This modern property, which is just five years old, comes with three off-road parking spaces, to the front and side, a good size rear garden, and occupies a good size corner plot. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which

comprises an entrance hall, ground floor cloakroom, lounge, kitchen/dining room with integrated appliances, first floor landing, three bedrooms with one benefitting from an en-suite shower room, and a family bathroom.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university

area around the Waterfront. The town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.

Outside - Front: The frontage is laid to lawn with flowerbeds and shrubs, a path leads to the front door which has a storm porch over, and a gate to the side provides access to the rear garden.

Entrance Hall: Radiator, built-in cupboard, staircase rising to the first floor with understairs cupboard, and doors providing access to the cloakroom, lounge and kitchen/dining room.

Cloakroom: A modern two-piece suite comprising a low-level WC and pedestal hand wash basin with splashback, along with a radiator.



Lounge: 16'9" x 10'1" (5.1m x 3.07m) French doors opening out to the garden, window to the front aspect, and two radiators.

Kitchen/Dining Room: 16'9" x 9'6" (5.1m x 2.9m) Fitted with a range of contemporary J-Pull eye and base cupboards with drawers complemented by under unit and kickboard lighting, square edge work surfaces with matching upstands, and a sink and drainer. All the appliances are integrated and include a fridge freezer, washing machine, double oven and hob with extractor hood over. The kitchen has a radiator, ceiling

inset spotlights, space for a table and chairs, window to the front aspect, and two windows to the side aspect.

First Floor Landing: Radiator, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 12'8" x 9'11" (3.86m x 3.02m) Windows to the front and side aspects, a radiator, and door leading to:

En-Suite Shower Room: A modern three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin,

along with a heated towel rail and half-height tiled walls.

Bedroom Two: 9'6" x 9'1" (2.9m x 2.77m) Windows to the front and side aspects and a radiator.

Bedroom Three: 9'6" x 7'4" (2.9m x 2.24m) Window to the side aspect and a radiator.

Family Bathroom: A modern three-piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, and window to the front aspect.

Outside – Rear: The low-maintenance garden is

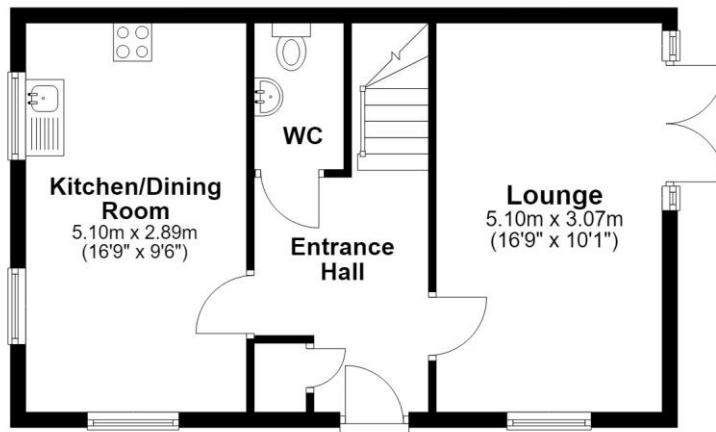
predominantly laid to lawn with raised flowerbeds, two patio seating areas, and is fully enclosed by fencing and retaining wall.

Parking: A newly paved block-paved area provides off-road parking for one car with two parking spaces to the side.

Communal Charges: There is a £180 per annum charge for the upkeep of communal areas on the development.

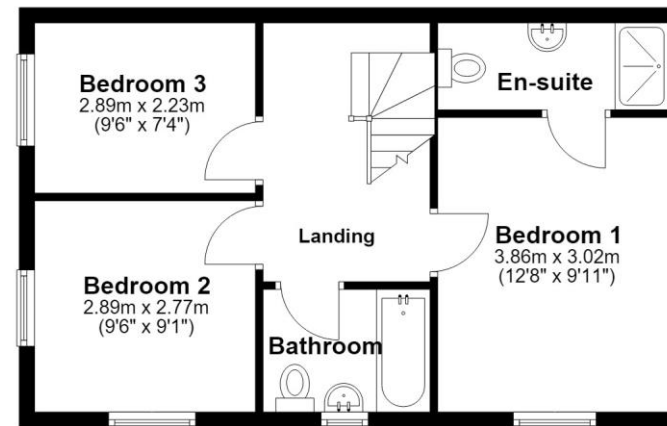
Ground Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 84.8 sq. metres (912.5 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

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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