



Palmer & Partners



Sproughton Court, Sproughton,
Suffolk, IP8 3AJ
Guide Price £170,000 to £180,000

Palmer & Partners

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- Three-Storey Duplex Apartment
- Two Good-Sized Double Bedrooms
- Fully Integrated Kitchen/Breakfast Room
- Light & Spacious Lounge
- Stylish Cloakroom & Shower Room
- Unspoilt Field Views from Rear
- Permit Parking & Garage



Situated within the Willows block on the highly sought-after Sproughton Court development, this well-presented two-bedroom duplex apartment enjoys a prime position in the village of Sproughton, just minutes from the A12 and A14. Arranged over three floors, the accommodation includes a private ground-floor entrance hall, with the upper levels offering bright and comfortable living spaces. To the rear, the apartment benefits from unspoilt field views, creating a peaceful backdrop rarely found in similar properties. Additional features include permit parking, a

garage, and access to the communal grounds, which incorporate practical shared areas such as washing-line facilities.

As agents, we strongly recommend an early internal viewing to fully appreciate the quality and generous space this home offers. The accommodation includes an inviting entrance hall and a first-floor landing leading to a cloakroom, a bright lounge enjoying field views, and a modern fully integrated kitchen/breakfast room. The top floor features a stylish shower room and two well-

proportioned double bedrooms, one of which also benefits from attractive field views.

Leasehold information:

Service charge & ground rent – £113 per month

Lease – 107 years remaining

Sproughton 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

Sproughton, 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: Radiator, tiled floor, and a staircase rising to the first floor.

First Floor Landing: Built-in cupboard, staircase rising to the second floor, and doors to the cloakroom, lounge and kitchen/breakfast room.

Cloakroom: A stylish two-piece suite comprising close-couple WC and a vanity hand wash basin with storage beneath, together with a heated towel rail and tiled walls. There is a built-in utility cupboard which has space for a washing machine with space for a tumble dryer above.

Lounge: 14'8" x 10'11" (4.47m x 3.33m) Two windows to the rear aspect offering unspoilt field views and a radiator.

Kitchen/Breakfast Room: 14'7" x 13'9" (4.45m x 4.2m) Fitted with a range of contemporary J-Pull eye and base units with drawers, quartz work surfaces and matching upstands, a ceramic sink and drainer, and under unit and kickboard lighting. The appliances are integrated and include a wine fridge, dishwasher, fridge freezer, double oven and induction hob with extractor hood over. The kitchen has a modern vertical

radiator, ceiling inset spotlights, space for a breakfast table and chairs, and two windows to the front aspect.

Second Floor Landing: Loft access and doors to the bedrooms and shower room.

Bedroom: 14'8" x 10'10" (4.47m x 3.3m) Window to the rear aspect offering unspoilt field views with a further high-level window to the rear, a radiator, and fitted wardrobe with mirrored sliding doors.

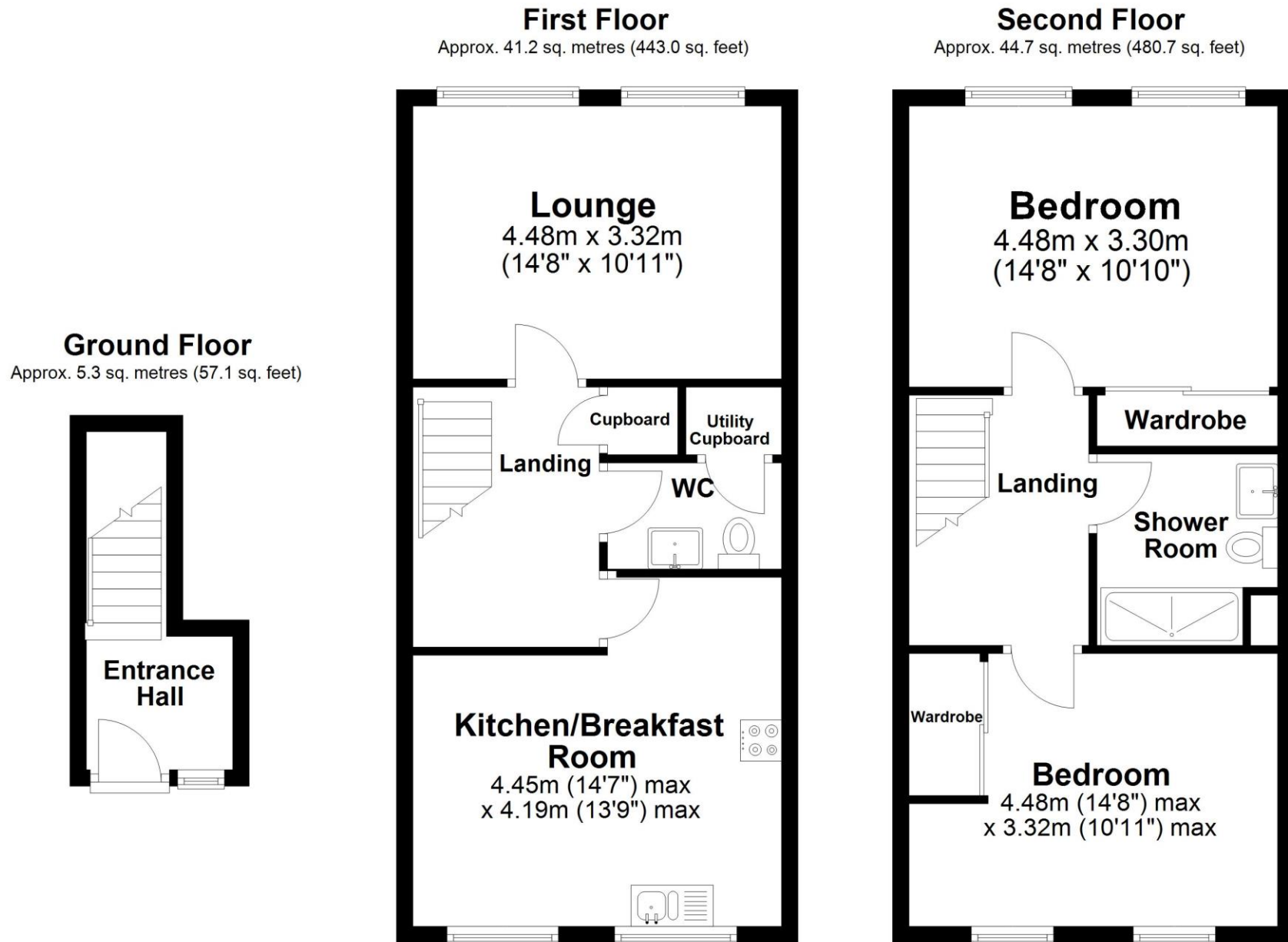
Bedroom: 14'8" x 10'11" (4.47m x 3.33m) Window to the front aspect with a further high-level window to

the front, a radiator, and fitted wardrobe with mirrored sliding doors.

Shower Room: A stylish three-piece suite comprising a large walk-in shower enclosure, close-couple WC and vanity hand wash basin with storage beneath, along with a heated towel rail, tiled walls, and a wall-mounted touch sensor mirror.

Agent's Note

No pets are allowed.



Total area: approx. 91.1 sq. metres (980.9 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

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: A



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