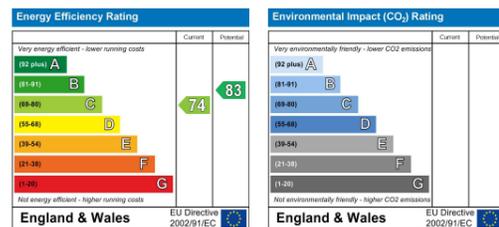


Total Area: 162.2 m<sup>2</sup> ... 1746 ft<sup>2</sup>



## 26 Church Lane, Sproughton IP8 3BB £475,000

Situated in the village of Sproughton near Ipswich, this EXTENDED THREE BEDROOM DETACHED HOUSE on Church Lane offers a perfect opportunity to make your own. This SPACIOUS family home benefits from gas central heating, double glazed windows and accommodation includes a reception hall way, ground floor cloakroom/shower room, lounge/diner, kitchen, large utility/breakfast room, 1st floor family bathroom, 3 bedrooms, south westerly facing gardens, off road parking, garage and offered with no chain.



### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 26 Church Lane, Sproughton, IP8 3BB

### Double glazed front door to

#### RECEPTION HALLWAY:

Double glazed window to front. The entrance hall provides a spacious welcome to the home with stairs leading to the first floor and access to the main living areas. It includes a door to the convenient downstairs WC/Shower room.

#### SHOWER ROOM/CLOAKROOM:

Double glazed window to front, shower cubicle, W.C, hand wash basin and a radiator.

#### LOUNGE: 17'2 x 10'11 (5.23m x 3.33m)

This welcoming lounge extends into a spacious dining room, creating a generous open-plan living area filled with natural light. The lounge features a fireplace with a surround, complemented by large windows and French doors that open into the conservatory, enhancing the sense of space and connection to the garden. The adjoining dining room comfortably accommodates a dining table and has a wide window overlooking the garden. Radiators.

#### DINING ROOM: 16'1 x 8'5 (4.90m x 2.57m)

Double glazed window to rear, radiator and door to kitchen

#### CONSERVATORY: 10'8" x 12'2" (3.24 x 3.71m)

The conservatory offers a bright and airy space with large windows and French doors that open directly onto the garden patio. Its brick walls and tiled floor add a rustic charm while the high ceiling and multiple windows create light and views of the garden.

#### KITCHEN: 12 x 10'11 (3.66m x 3.33m)

Double glazed window looking over the rear garden. The kitchen is well-proportioned and fitted with a range of wall and base units, sink and drainer, worktops, integrated fridge/freezer, electric double oven and hob, space for appliances, part tiled walls, tiled floor & fitted shelving. It connects directly to the dining room and the utility/breakfast room providing extra space for laundry, storage, table and chairs, an external door leading outside.

#### UTILITY/BREAKFAST ROOM: 12'11 x 11'2 (3.94m x 3.40m)

Double glazed window to rear and door to outside. Worktops, sink and drainer, part tiled walls and tiled floor, radiator.

#### 1st FLOOR LANDING:

Double glazed window to front, radiator, large cupboard.

#### BEDROOM ONE: 18'2 x 10'11 (5.54m x 3.33m)

This generously sized bedroom is light and airy, with a large window overlooking the rear garden. It provides ample space for bedroom furniture and benefits from built-in wardrobes, offering excellent storage without compromising floor space. Radiator.

#### BEDROOM TWO: 12 x 11 (3.66m x 3.35m)

A well-proportioned bedroom featuring double glazed window to rear with views of the garden, fitted wardrobes and a radiator.

#### BEDROOM THREE: 9'10 x 9'1 (3.00m x 2.77m)

Double glazed window to rear, cupboard and a radiator.

#### BATHROOM:

Double glazed window to front, panelled bath with tiled walls, separate shower cubicle, W.C, hand wash basin, tiled floor, ceiling spot lights and a towel radiator.

#### OUTSIDE:

To the front is large open plan garden being mainly lawn, there is a driveway providing off road parking for at least 2 cars. Access to the garage.

The rear garden is a generous outdoor space with a large lawn bordered by mature shrubs and plants. There is a paved patio area adjacent to the house, the garden is enclosed and well-maintained and private.

#### GARAGE: 8'7" x 18'4" (2.62 x 5.59m)

The garage provides secure parking and additional storage space, accessible from the driveway and connected internally via the utility room for added convenience.

#### IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

