



**Northfield View, Sproughton, Ipswich, IP8 3FY**

**welcome to**

## **Northfield View, Sproughton, Ipswich**

This well-presented, semi-detached home benefits from three bedrooms, one with en suite, a ground floor cloakroom, a 1st floor bathroom, a kitchen/diner, a landscaped rear garden and allocated parking. COMPLETE ONWARD CHAIN!

### **Entrance Hall**

Wood effect flooring, one radiator, spotlights and a storage cupboard.

### **Cloakroom**

Wood effect flooring, spotlights, one radiator, low level WC and wash hand basin.

### **Lounge**

Carpet flooring, French doors to the garden, double glazed window to the front, spotlights and TV point.

### **Kitchen/Diner**

Wood effect flooring, double glazed windows to the front and side, spotlights, eye and base level units in stone with dark oak wood effect worktop surfaces, integrated appliances, under counter lights, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap.

### **First Floor Landing**

Carpet flooring, one radiator and loft hatch.

### **Master Bedroom**

Carpet flooring, one radiator, a door to the en suite and double glazed windows to the front and side.

### **En Suite**

Wood effect flooring, extractor fan, low level WC, one radiator and a shower with glass enclosure.

### **Bedroom Two**

Carpet flooring, one radiator and double glazed windows to the front and side.

### **Bedroom Three**

Carpet flooring, one radiator and double glazed window to the side.

### **Bathroom**

Wood effect flooring, double glazed window to the front, one radiator, partially tiled walls, low level WC, wash hand basin and a bath with glass screen and overhead shower.

### **Outside:**

#### **Front Garden**

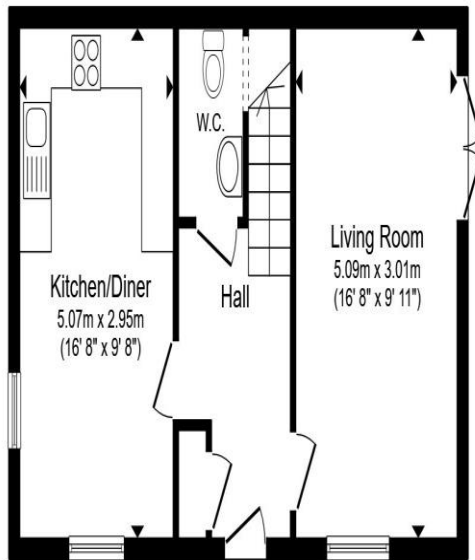
Steps up to the front door and hedged surround.

#### **Rear Garden**

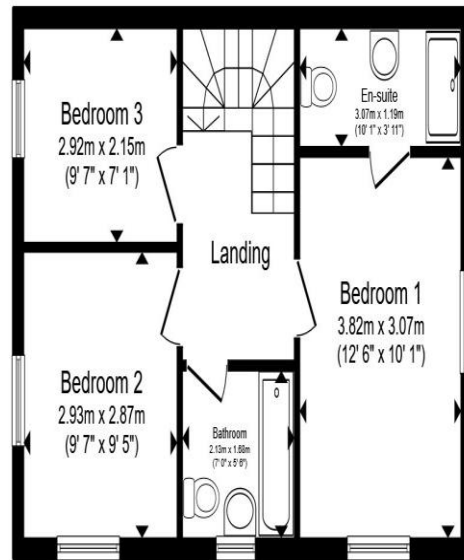
A patio seating area, a raised artificial grass area, fully enclosed border, a side access gate and a summerhouse with French doors, a window to the front, power and light, this would make the perfect home office or gym.

#### **Parking**

Allocated parking.



**Ground Floor**



**First Floor**

Total floor area 85.0 m<sup>2</sup> (915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Northfield View,**  
**Sproughton, Ipswich**

- Complete onward chain
- Three bedrooms
- Kitchen/diner
- Ground floor cloakroom, 1st floor en suite & separate bathroom
- Allocated parking

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£340,000**



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