



Hizzy
ESTATE AGENTS

40 High Street, Sproughton, Suffolk, IP8 3AH

Guide £275,000 - £285,000

About the property

Situated in the popular village of Sproughton and offered with no onward chain, this charming two-bedroom cottage is conveniently placed for access into Ipswich and connections to the A12 and A14.

The accommodation includes a spacious living room with exposed timbers and a wood-burning stove, a kitchen with space for a small table, a generous conservatory/dining room and a ground-floor WC. The kitchen has a lower-than-usual ceiling height, adding to its cottage character.

Upstairs are two bedrooms and the family bathroom. The L-shaped principal bedroom has two separate doors from the landing, allowing one section to be used as a dressing room or providing potential to create a third bedroom by erecting a stud wall, subject to any necessary consents and building requirements. The rear bedroom has partially restricted head height.

Outside

Outside, the good-sized rear garden includes areas of lawn and patio, established planting and a raised decked seating area beneath a pergola. At the far end is a substantial double-width outbuilding, currently divided into two sections. Insulated and supplied with its own electricity, it offers excellent potential as a workshop, studio, gym or home-working space.

Useful info

All mains services are connected, with heating provided by a gas-fired system via radiators. The property is currently rated Council Tax Band B, with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband speeds of up to 1,800Mbps download and 220Mbps upload may be available. EE, Vodafone, O2 and Three are all reported to provide good outdoor mobile coverage. EE offers good indoor coverage, while O2 and Three provide variable indoor coverage (source: Ofcom). Please note that broadband speeds and mobile coverage may vary, and no services or systems have been tested by the agents.





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- Two-Bedroom Character Cottage
- Potential To Create A Third Bedroom
- No Onward Chain

- Generous Off-Road Parking
- Living Room With Wood-Burning Stove
- Kitchen With Space For A Small Table

- Generous Conservatory/Dining Room
- Good-Sized Rear Garden
- Insulated Double-Width Workshop With Electricity



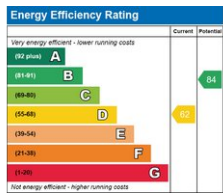


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Floor Plan



EPC



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