

Property details approval form

10 Poplar Lane, Sproughton, Ipswich, Suffolk, England, IP8 3FP

Date: 23 October 2021

Property Ref and Version: ICH309092 - 0004

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£300,000

Tenure: Freehold

○ Key Features

- > Energy Rating: B
- > Three Bedroom Semi Detached House
- > Garage & Off Road Parking
- > En-Suite to Master
- > Cloakroom & Family Bathroom
- > Kitchen/Diner
- > Recently Constructed
- > New Build Site

○ Short Description

Connells are pleased to offer for sale this THREE BEDROOM SEMI DETACHED HOME which was bought in 2019 and has had ONE OWNER FROM NEW.

Internal inspection is highly recommended to appreciate the quality of the accommodation on offer.

○ Long Description

Connells are pleased to offer for sale this THREE BEDROOM SEMI DETACHED HOME which was bought in 2019 and has had ONE OWNER FROM NEW.

The property benefits from being in the popular IP8 postcode which provides easy access to the A12 and A14 trunk roads via the Copdock Interchange which boasts a large Tesco Extra and Tesco petrol station along with a local vets surgery and an Aldi superstore. The town centre of Ipswich is also only a short drive away and can be accessed via public transport routes. The town centre offers many different shopping, banking and leisure facilities along with the mainline railway station with its direct links to London Liverpool Street and Norwich.

Inside the property, the kitchen features integrated appliances and there is a dining area along with a lounge and a guest cloakroom. The first floor has a family bathroom along with an en-suite to master. The property is beautifully decorated throughout. To the outside there are plenty of parking spaces as well as a garage to the side.

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○ Directions

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○ Room Description

Entrance Hall

Lounge

14' x 12' 1" (4.27m x 3.68m)

Double glazed window to front, radiator, TV point

Kitchen

15' 6" x 13' (4.72m x 3.96m)

Double glazed windows to rear, further double glazed French doors to rear, comprises a selection of wall and base level units with a stainless steel sink and drainer unit set into work surfaces. electric oven, gas hob with cooker hood over, integrated appliances include dishwasher, fridge freezer, separate space for tumble dryer, cupboard housing combination boiler, pull out larder, spotlights to ceiling, radiator

Cloakroom

Comprises a low level W/C, pedestal wash hand basin, radiator

First Floor Landing

Loft access, doors leading to

Bedroom One

12' 1" x 11' 2" (3.68m x 3.40m)

Double glazed window to front, radiator, door leading to

En-Suite

Double glazed window to front, comprises of a shower cubicle, pedestal wash hand basin, low level W/C, heated towel rail, shaver point, extractor fan

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)

Double glazed window to rear, radiator

Bedroom Three

11' 7" x 6' 6" (3.53m x 1.98m)

Double glazed window to rear, radiator

Family Bathroom

comprises of a panel bath, wash hand basin, low level W/C, heated towel rail, extractor fan

Outside

The front of the property is laid to lawn with block paved parking sweeping to the side of the property which offers more parking and leads to garage with power and light and up and over doors.

The rear garden is mainly laid to lawn with a brick and fencing boundary.

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○ Property Images



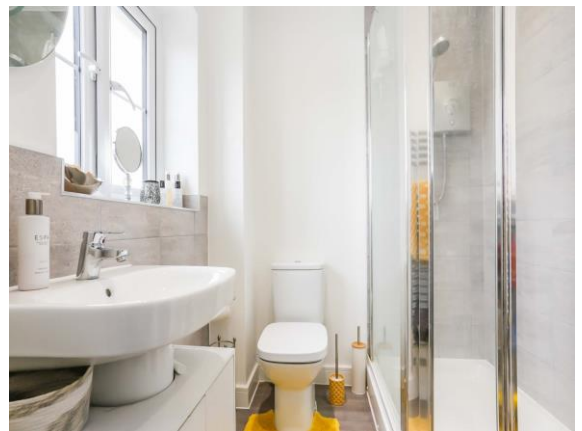
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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

	Signature	Date
Mark Reeves		
Mr I. Jindu		