



**Broad Meadow,
Ipswich, Suffolk, IP8**
Offers in excess of: £290,000



To arrange a viewing please call the Ipswich office
on **01473 211705**

Accommodation Summary:

- • Pinewood Location
- • Detached House
- • Three Bedrooms
- • Kitchen / Breakfast Room
- • Secluded Rear Garden
- • First Floor Bathroom
- • Double Glazing Throughout
- • Off-Road Parking for Two Cars & Garage
- • Cul-de-Sac Position
- • Good Access to A12 & A14

Description:

Tucked away in a cul-de-sac position in the popular Pinewood development in Ipswich lies this very nicely presented three bedroom detached house conveniently located for the A12 and A14 commuter trunk roads. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, living room, kitchen / breakfast room, first floor landing, three bedrooms, and first floor bathroom.

Pinewood is a sought-after location situated to the Southwest of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors' surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.

EPC Rating: C





Rooms:

Outside- Front The property has a driveway providing off-road parking for two cars, access to garage, lawned area with hedge and stone borders and entrance door through to:

Entrance Hall

Ground Floor Cloakroom Two-piece suite comprising low-level WC, hand wash basin, window to the front aspect and radiator.

Living Room 15.4ft Max x 14.5ft Max. Radiator, understairs storage cupboard, stairs up to the first floor, window to the front aspect and feature fireplace.

Kitchen / Breakfast Room 15.3ft x 9.8ft. This open plan kitchen / breakfast room is fitted with a range of eye and base level, inset sink and drainer, integrated electric oven and gas hob with extractor over, space for American style fridge freezer, space for washing machine, tiled splash backs, radiator, window to the rear aspect and French doors opening out to the rear garden.

First Floor Landing Window to the side aspect, loft access and doors to;

Bedroom 11.9ft x 9.0ft. Window to the rear aspect, and radiator.

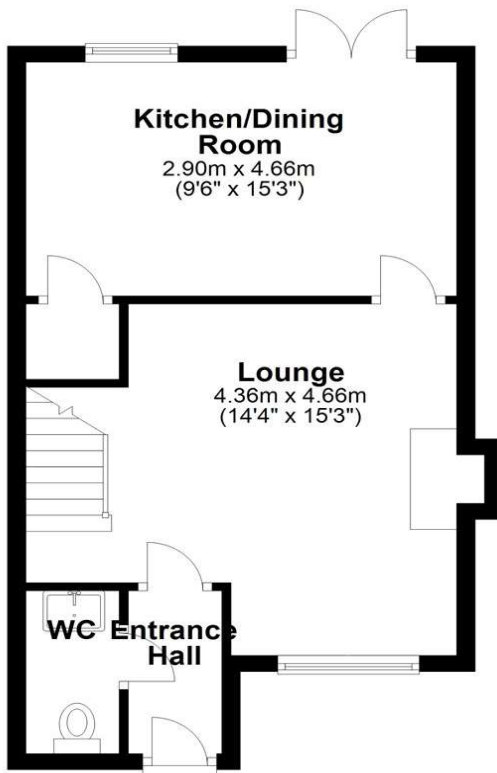
Bedroom 12.0ft x 9.0ft. Window to the front aspect, and radiator.

Bedroom 7.3ft x 6.7ft. Window to the rear aspect, and radiator.

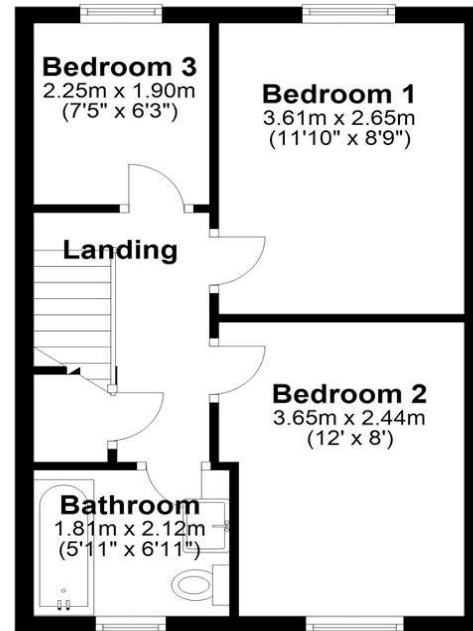
Bathroom Three-piece suite comprising bath with shower over, low-level WC and vanity hand wash basin with storage beneath, part tiled walls, airing cupboard and radiator.

Outside- Rear The secluded garden is predominantly laid to lawn with raised flowerbed borders, patio area, side gate access, pedestrian door to garage, and is fully enclosed by fencing.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:

Tenure: To be advised