

Sprites Lane, Ipswich, Suffolk, IP8 3SW

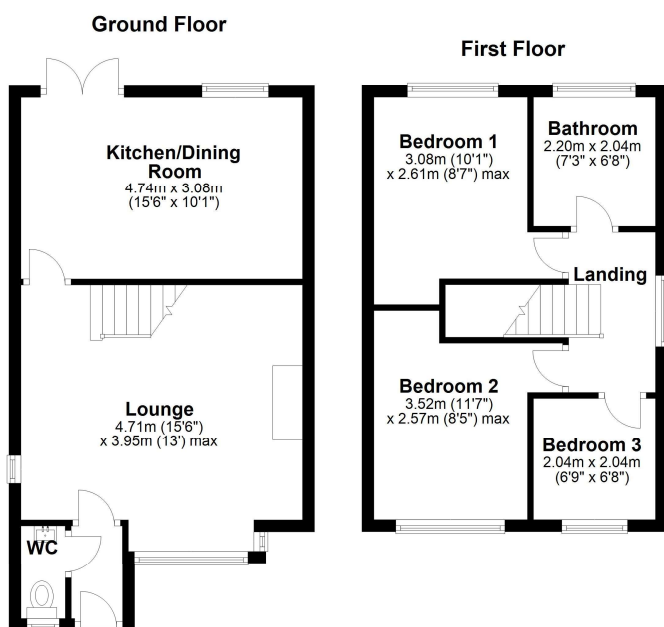
Offers in excess of: £290,000



- Detached House
- Three Bedrooms
- Newly Fitted Cloakroom & Bathroom
- Dual Aspect Lounge
- Off-Road Parking & Garage
- Thermostatic Valves to All Radiators

This beautifully presented three bedroom detached house, situated on the popular Pinewood development in Ipswich, offers good access out the A12 and A14 commuter trunk roads. This wonderful family home has been refurbished throughout by the current owner and comes with thermostatic valves to all radiators, off-road parking and garage. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, newly fitted cloakroom, dual aspect lounge, kitchen / dining room, first floor landing, three bedrooms, and newly fitted family bathroom.

Pinewood is a sought after location situated to the South West 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.



Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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	