



Bramblewood, Ipswich,  
£250,000

 3  1  1  C

**CHAIN FREE: A great opportunity to acquire this three bedroom semi detached modern style house located on the frequently requested Pinewood development close to local shops, supermarkets and the Copdock interchange.**

- **CHAIN FREE**
- **THREE BEDROOMS**
- **14'5 KITCHEN/DINER**
- **GARDEN ROOM/CONSERVATORY/UTILITY**
- **GAS TO RADIATOR HEATING**
- **DOUBLE GLAZING**
- **ENTRANCE PORCH**
- **DRIVEWAY**
- **CLOSE TO LOCAL SHOPS AND SUPERMARKETS**
- **ACCESS TO THE COPDOCK INTERCHANGE**

**PROPERTY:**

CHAIN FREE: this well planned three bedroom semi detached house is offered for sale with no onward chain. The property benefits from most features required by a young growing family to include:- gas to radiator heating, double glazing, entrance porch, recent laminate flooring, kitchen/diner, modern style bathroom and a large conservatory/garden room with plumbing for a washing machine. The rear garden is enclosed by fencing whilst the front is open plan with a driveway providing off road parking. The accommodation comprises:- entrance porch, entrance hall, living room, kitchen/diner and garden room/conservatory/utility. The first floor leads off the landing with three bedrooms and a family bathroom. Outside there are both front and rear gardens with off road parking.

Council Tax: Band C  
Babergh

**LOCATION:**

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.





**ENTRANCE LOBBY:**

Double glazed door to: double glazed frosted window to side elevation, wood laminate flooring and door to:-

**ENTRANCE HALL:**

Stairflight to first floor landing, wood laminate floor and door to:-

**LIVING ROOM:**

14'0 x 11'0 (4.27m x 3.35m)

Double glazed window to front elevation, wood laminate flooring and access to:-

**KITCHEN/BREAKFAST ROOM:**

14'5 x 9'2 (4.39m x 2.79m)

Double glazed window to rear elevation, radiator, one a a quarter bowl inset sink unit with mixer tap inset to work tops with cupboards under, wall mounted matching cupboards, radiator, space for dishwasher, filter hood over four ring electric hob, electric oven under, built in storage cupboard under stairs and double glazed door to rear conservatory/garden room.



**CONSERVATORY/GARDEN ROOM:**

13'2 x 9'5 (4.01m x 2.87m)  
Vaulted ceiling with recessed lighting, space floor washing machine, double glazed windows to three elevations, double glazed door to side, double glazed French doors to garden and wood laminate flooring.

**LANDING:**

9'7 x 6'1 (2.92m x 1.85m)  
Built in airing cupboard and doors to bedrooms and bathroom.

**BEDROOM ONE:**

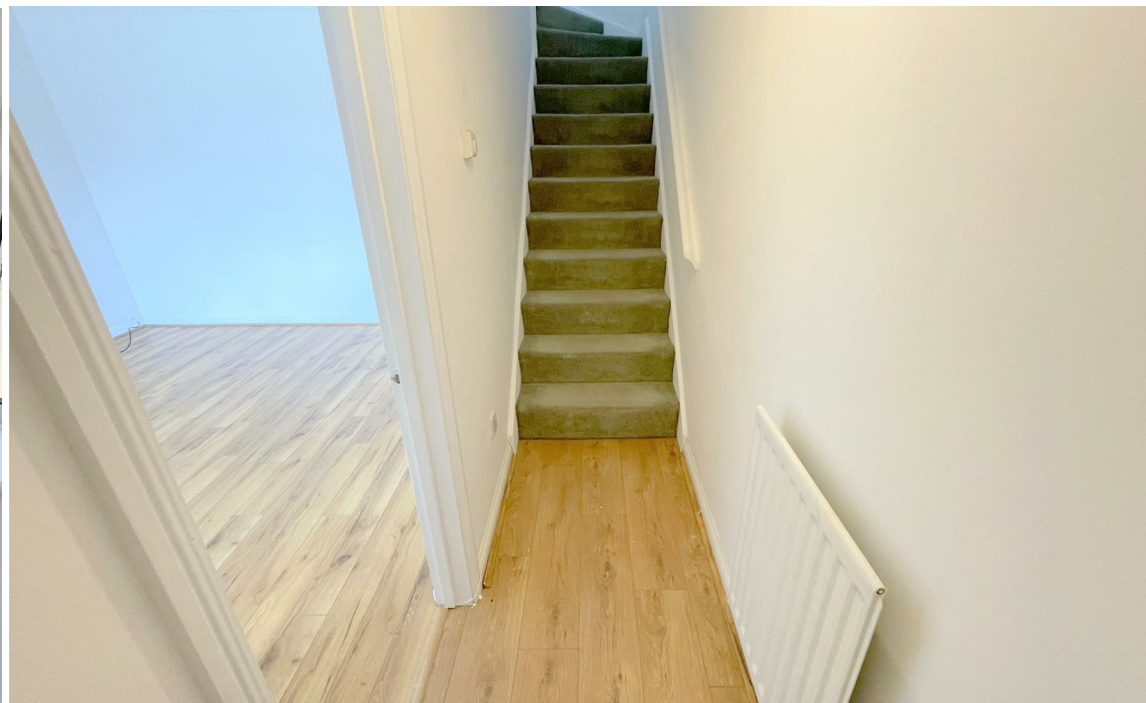
14'10 x 8'0 (4.52m x 2.44m)  
Double glazed window to front elevation and radiator.

**BEDROOM TWO:**

10'11 max x 8'8 x 7'11  
(3.33m max x 2.64m x 2.41m)  
Double glazed window to rear elevation and radiator.

**BEDROOM THREE:**

8'2 x 6'1 (2.49m x 1.85m)  
Double glazed window to front elevation and radiator,





**BATHROOM:**

6'1 x 5'5 (1.85m x 1.65m)

Double glazed frosted window to rear elevation, heated towel radiator, low level WC, pedestal wash hand basin with mixer tap, 'P' shaped bath with shower over and curved screen.

**FRONT GARDEN:**

Open plan laid mainly to lawn with driveway to side.

**REAR GARDEN:**

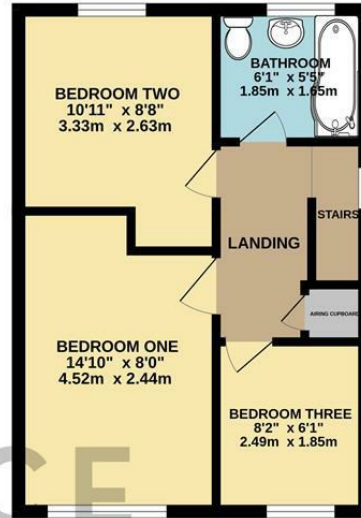
Paved patio area, lawned garden timber shed, and side access.



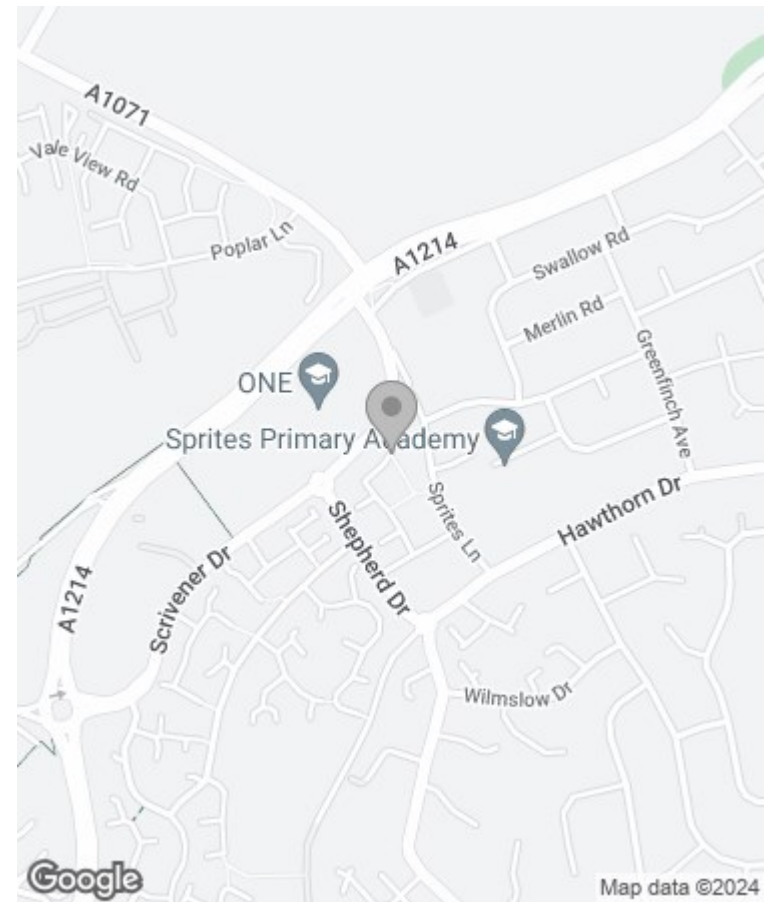
GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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