



Skipper Road, Pinewood,  
£375,000

- PINWOOD
- DETACHED HOUSE
- FOUR BEDROOMS
  - 20'10 KITCHEN
  - CLOAKROOM
  - EN-SUITE
- DRESSING AREA
- CONSERVATORY
- CARPORT & GARAGE
- OFF ROAD PARKING



A great example of an improved four bedroom detached family house located on the popular Pinewood development with access to local facilities and A12/A14 via the Copford interchange.

**PROPERTY:**  
 A brilliant opportunity to acquire this four bedroom family home located on the popular Pinewood development with access to its local amenities and A12/A14 access via the Copdock interchange. This modern detached house benefits from most of the everyday conveniences for a growing family to include:- cloakroom, separate sitting room, modern kitchen, conservatory, en-suite, dressing area carport, garage and enclosed rear garden.

Council Tax Band D  
 Babergh



#### **LOCATION:**

The property is positioned on the Pinewood development which is a frequently requested 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 HALL**

Double glazed entrance door to:- double glazed window to front elevation, radiator, understairs storage cupboard, staircase to first floor and wood laminate flooring.

#### **CLOAKROOM:**

Double glazed frosted window to side elevation, low level WC, pedestal wash hand basin with tiled splashbacks, radiator and wood laminate flooring.

#### **SITTING ROOM:**

14'8 x 13'5 (4.47m x 4.09m)  
Double glazed window to front elevation, two radiators and feature wall panelling to one wall.



**KITCHEN:**

20'10 x 7'9 (6.35m x 2.36m)

Recessed lighting, double glazed window to rear elevation, double glazed French doors to conservatory, double glazed door to rear garden, single bowl stainless steel sink unit inset to work tops with cupboards under, a range of floor standing contrasting cupboards drawers and units with a adjacent granite work tops, matching wall mounted units, tall standing cupboards with alcove for American fridge freezer, radiator, double filter hood over space for range cooker breakfast bar area and tiled flooring.

**CONSERVATORY:**

Double glazed to three elevations, double glazed French doors to garden, radiator and wood laminate flooring.

**LANDING:**

Recessed lighting, radiator and built in airing cupboard.

**MASTER BEDROOM:**

13'3 x 10'10 (4.04m x 3.30m)

Double glazed window to front elevation, radiator and open to dressing area,



**DRESSING AREA:**

6'2 x 4'8 (1.88m x 1.42m)

A range of fitted wardrobe cupboards and access to en-suite.

**EN-SUITE**

Extractor fan, double glazed frosted window to front elevation, low level WC, pedestal wash hand basin, shower cubicle with shower unit and screen doors, radiator and under floor heating with tiled flooring.

**BEDROOM TWO:**

14'2 x 8'8 (4.32m x 2.64m)

Double glazed windows to front and rear elevations, radiator and built in wardrobe cupboard.

**BEDROOM THREE:**

10'3 x 7'3 (3.12m x 2.21m)

Double glazed window to rear elevation and radiator.

**BEDROOM FOUR:**

8'6 x 7'1 (2.59m x 2.16m)

Double glazed window to rear elevation and radiator.

**BATHROOM:**

Recently fitted, extractor fan, double glazed frosted window to rear elevation, low level WC with concealed cistern, pedestal wash hand basin, panelled bath with tiled splashbacks mixer tap shower over, radiator and under floor heating with tiled flooring.

**FRONT GARDEN:**

Open plan laid mainly to lawn with off road parking via block paved driveway, covered car port area and access to garage.

**REAR GARDEN:**

Paved patio area, laid mainly to lawn with wooden fence surround, access to side and garage.

**GARAGE:**

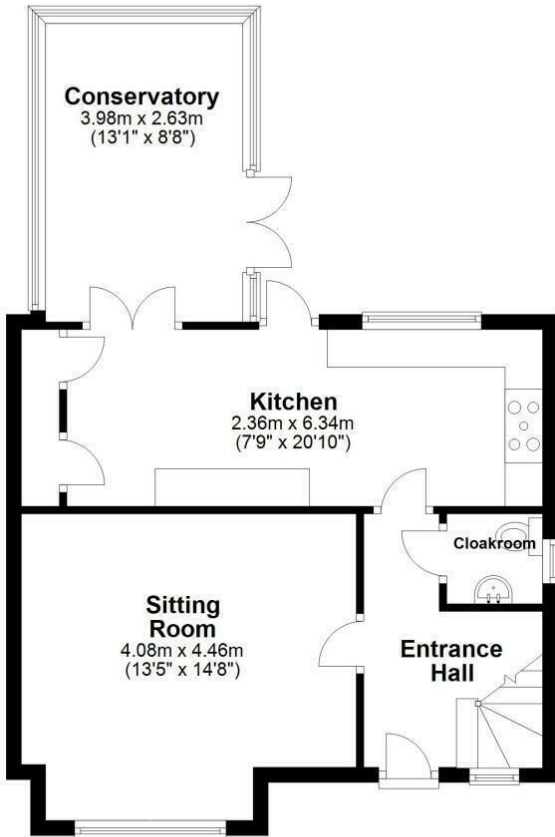
Brick construction, up and over door, power/lighting and personal door to garden.





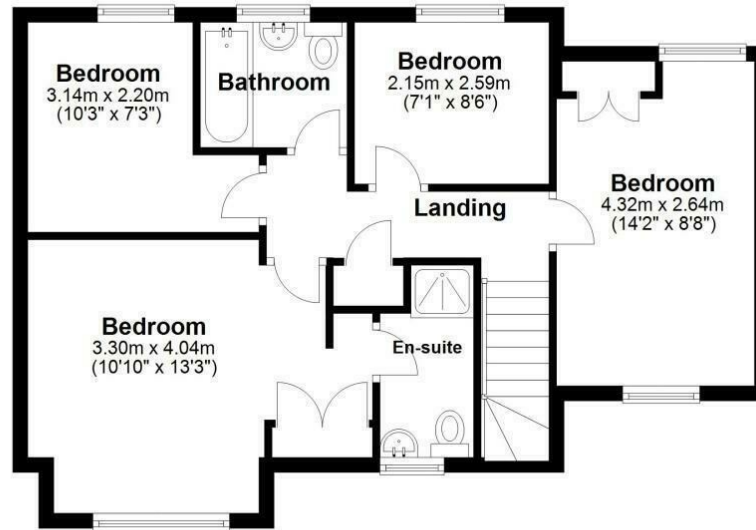
### Ground Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



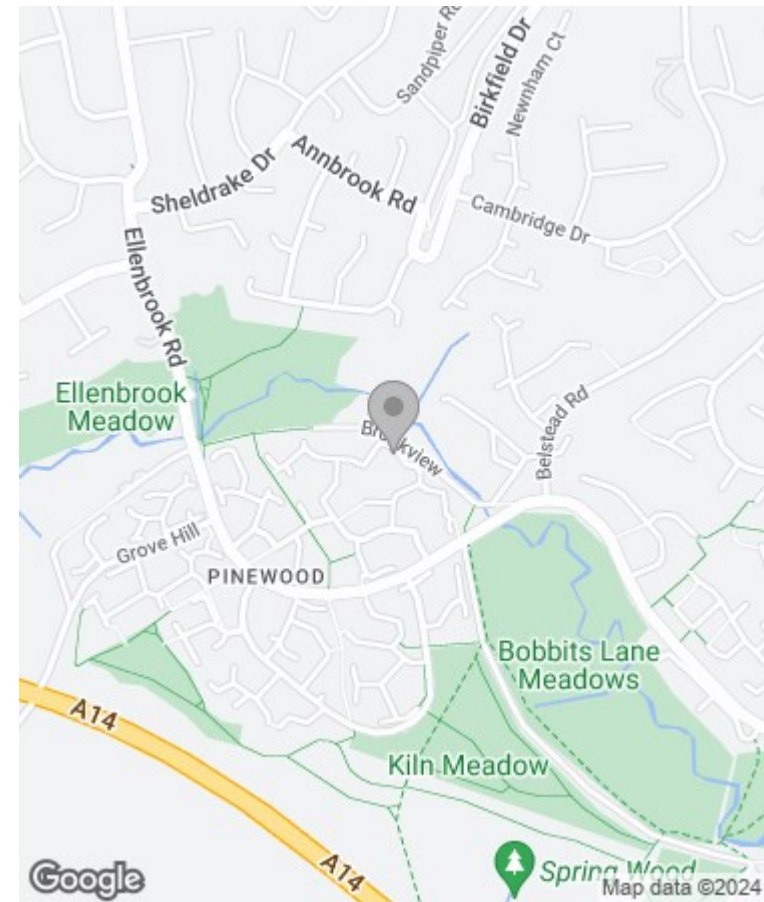
### First Floor

Approx. 54.4 sq. metres (585.3 sq. feet)



Total area: approx. 107.5 sq. metres (1157.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|                                             |  | 72                      | 83        |
| <b>England &amp; Wales</b>                  |  | 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) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|                                                                 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.