



Skipper Road, Pinewood,  
£375,000

- **Detached Family Home**
  - **Four Bedrooms**
  - **Ensuite to Master**
  - **South Facing Garden**
- **Ample Off-Road Parking**
  - **Detached Garage**
    - **Pinewood**
- **Landscaped Rear and Front Gardens**
- **Two Reception Rooms**
- **Ground Floor Cloakroom**



**A rare opportunity to acquire this four bedroom detached family home with South facing garden, situated in the sought after area of Pinewood, Ipswich.**

### **The Property**

This detached property boasts two spacious reception rooms, perfect for entertaining guests and a modern fitted kitchen. With four bedrooms, there's plenty of space for a growing family. With an ensuite to the master bedroom, ground floor cloakroom and first floor family bathroom.

Built in 2000, this property combines modern amenities with a homely feel. Spanning 1,184 sq ft, this house provides ample room for both living and storage, catering to all your needs. Whether you're looking to host gatherings, work from home, or simply enjoy some peace and quiet, this property offers the versatility to accommodate your lifestyle.





### 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.

### Ground Floor

#### Entrance Hall

15'8 x 5'9 red 11' (4.78m x 1.75m red 3.35m)

With wood effect laminate flooring and doors leading to:

#### Cloakroom

6 x 2'7 (1.83m x 0.79m)

Low level WC with concealed cistern, inset wash hand vanity basin with frosted window to side aspect, wood effect laminate flooring and tile splashback surround.

#### Living Room

16'11 x 11'8 (5.16m x 3.56m)

Spacious front facing lounge with electric fireplace and surround, wood effect laminate flooring and bay window. Double doors leading to:

#### Dining Room

12'4 x 9'1 (3.76m x 2.77m)

Good sized dining room with patio doors leading to rear garden and open doorway to:

#### Kitchen

13'10 x 8'6 (4.22m x 2.59m)

Modern cream fitted kitchen with a range of wall and base units, tile splashback surround, wood effect roll top work surfaces and under counter lighting. Comprising single bowl ceramic sink, inset gas hob with built-in overhead extractor hood, eye level double oven, integrated washing machine, dishwasher and fridge freezer. Window overlooking the rear aspect with door leading out to the side passage into garden.

### First Floor



### Bedroom One

15'9 x 9'1 (4.80m x 2.77m)

Double bedroom with wood effect laminate flooring, window overlooking front aspect and door leading to:



### Ensuite

4'11 x 3'9 (1.50m x 1.14m)

Three piece suite comprising low level WC, vanity wash hand basin and enclosed tiled shower cubicle. Half tiled walls, towel heater and frosted window to side aspect.

### Bedroom Two

10'11 x 9'1 (3.33m x 2.77m)

Second double bedroom with wood effect laminate flooring and benefitting from built in wardrobe and window overlooking the rear.



### Bedroom Three

9'10" x 8'7" (3.02m x 2.62m)

Dual aspect double bedroom with wood effect laminate flooring.

### Bedroom Four

8'7 x 6'9 (2.62m x 2.06m)

Single bedroom currently utilised as a study with wood effect laminate flooring and window overlooking the rear aspect.



### Family Bathroom

6'11 x 5'6 (2.11m x 1.68m)

Modern three piece suite comprising panelled bath with mixer shower overhead, fully tiled surround and glass shower door, low level WC and combination vanity basin, half tiled walls and frosted window.



### Outside

A South facing, multi-level landscaped garden to the rear providing separate entertainment areas to include a decked seating area abutting the dining room patio doors, a concrete/block paved path leading to the garage and side gate. Steps at the centre of the garden lead up to a further grasses area and benefits from a shed in one corner and a garden house in the other corner. Mainly laid-to-lawn and bordered with mature shrubs and trees and enclosed with a brick wall and panelled fencing.



The garage provides an all weather carport off the house and an up and over door with light



and power connected, door leading to rear garden.

To the front of the property there is a spacious block-paved driveway and a shingled area with a mature hedge and shrubs separating the footpath.





GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.

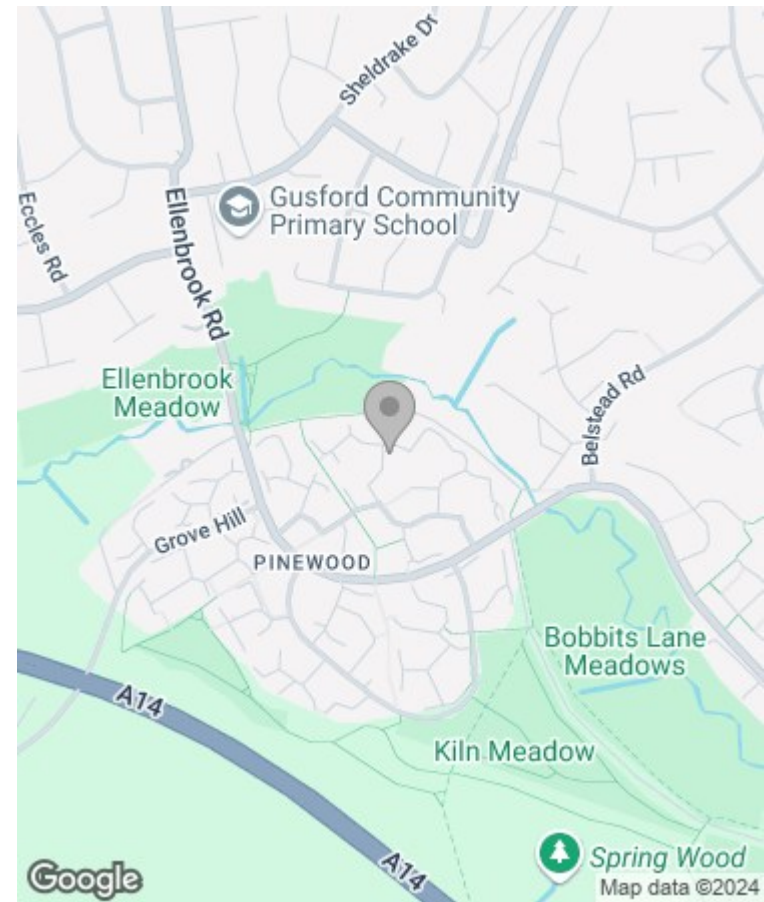


1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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) <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			
<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.

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