



Speckled Wood Close, Pinewood,
£400,000

This four bedroom detached home is situated in a highly sought-after area in Ipswich on the popular Thorington Park Estate, and benefits from a separate lounge, dining room and utility room, a ground floor cloakroom, first floor bathroom, an en- suite to the master, and fully enclosed rear garden.

Property

Boasting an enviable corner plot position at the end of a cul de sac location, a well presented 4 bedroom detached family house situated on the ever popular Pinewood estate. Incorporating modern features including kitchen/utility fitted within the last 5 years, gas central heating and UPVc double glazing, the house provides flexibility to convert the integral garage into a fully usable room for those looking to work from home or enhance the living space of the home. With off street parking for multiple vehicles and an established garden, the property must be viewed to be fully appreciated.

Entrance hallway

Radiator. Stairs to first floor. Door to under stair storage cupboard. Doors off to:

Cloakroom

Window front aspect. Towel radiator. Low level wc. Wash hand basin. Half tiled walls.

Sitting room

10'9 x 16'3 (3.28m x 4.95m)
Window to front. Radiator. Gas fire with surround and mantle. TV point. Double glazed doors through to:

Dining room

9'1 x 8'7 (2.77m x 2.62m)
Double doors onto garden. Radiator. Glazed door into:

Kitchen

8'3 x 10' (2.51m x 3.05m)
Fitted in the last 5 years, comprising matching eye level and base units, wood effect tops with matching wipe rail. Built in cooker, hob and extractor over. Radiator. Window to rear aspect. Stainless steel sink unit with mixer tap and side drainer. Open plan walk through into utility area.





Utility

8'3 x 7'7 (2.51m x 2.31m)

Units to match kitchen, with base and eye level units, wood effect worktops. Built in dishwasher, washing machine and microwave. Door to garden. Door to integral garage.
GARAGE - 18'6 x 8'4, currently set out to create a working space with dividing internal folding wooden doors ahead of the main up and over door. Power and light connected.

Stairwell and landing

Access to loft space (partly boarded), door to airing cupboard. Doors off to:



Bedroom 1

12'2 x 11'2 (3.71m x 3.40m)

Window to front aspect. Radiator. Built in twin double wardrobes with hanging and shelving. Door to:

Ensuite

Shower cubicle, wash hand basin, low level wc. Radiator. Window to front aspect. Extractor fan.

Bedroom 2

10'7 x 10'7 (3.23m x 3.23m)

Window to rear aspect. Radiator. Built in twin double wardrobes with hanging and shelving.

Bedroom 3

11'6 x 8'3 (3.51m x 2.51m)

Window to front aspect. Radiator. Built in single wardrobe.

Bedroom 4

9'5 x 8'3 (2.87m x 2.51m)

Window to rear aspect. Radiator. Built in single wardrobe.

Bathroom

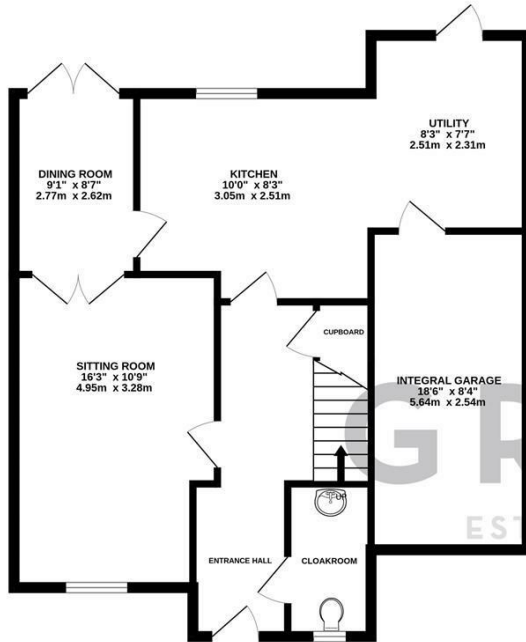
Fitted with modern white suite comprising, panel bath with wall mounted shower over and glazed shower screen. Low level wc. Wash hand basin. Window to rear aspect. Radiator.

Outside

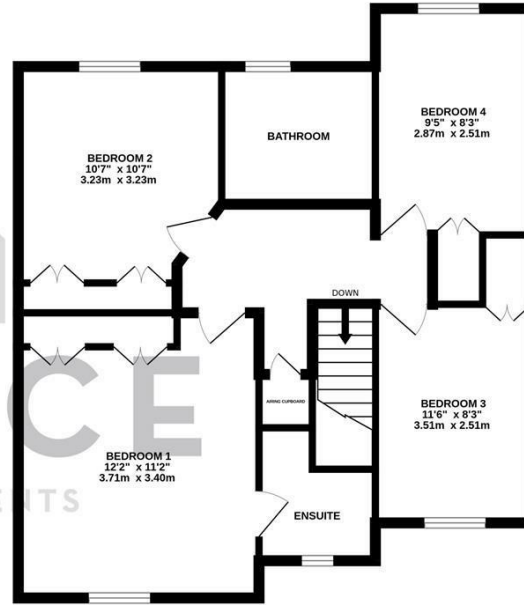
The front of the property is set to low maintenance slate and established hedges. Pathway to front door. Block paved driveway to the front and side aspect providing off street parking for up to 3 vehicles with the opportunity to create further parking. Pedestrian side gate giving access to the rear garden by side path. To the rear, the garden enjoys generous paved seating area in a U-shape formation across the full width of the house, further paving stretching around the side of the property with a timber tool shed. Established lawn and planted borders, enclosed by brickwall to one side and timber fencing.



GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1458 sq.ft. (135.4 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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Viewing

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