



GRACE  
ESTATE AGENTS



Bowland Drive, Ipswich,  
£315,000

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- CHAIN FREE
- DETACHED HOUSE
- THREE BEDROOMS
- CLOAKROOM
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- GENERAL MODERNISATION REQUIRED
- GARAGE
- DRIVE WAY
- CLOSE TO FACILITIES



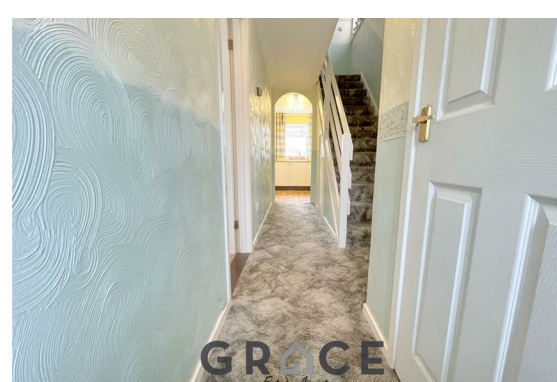
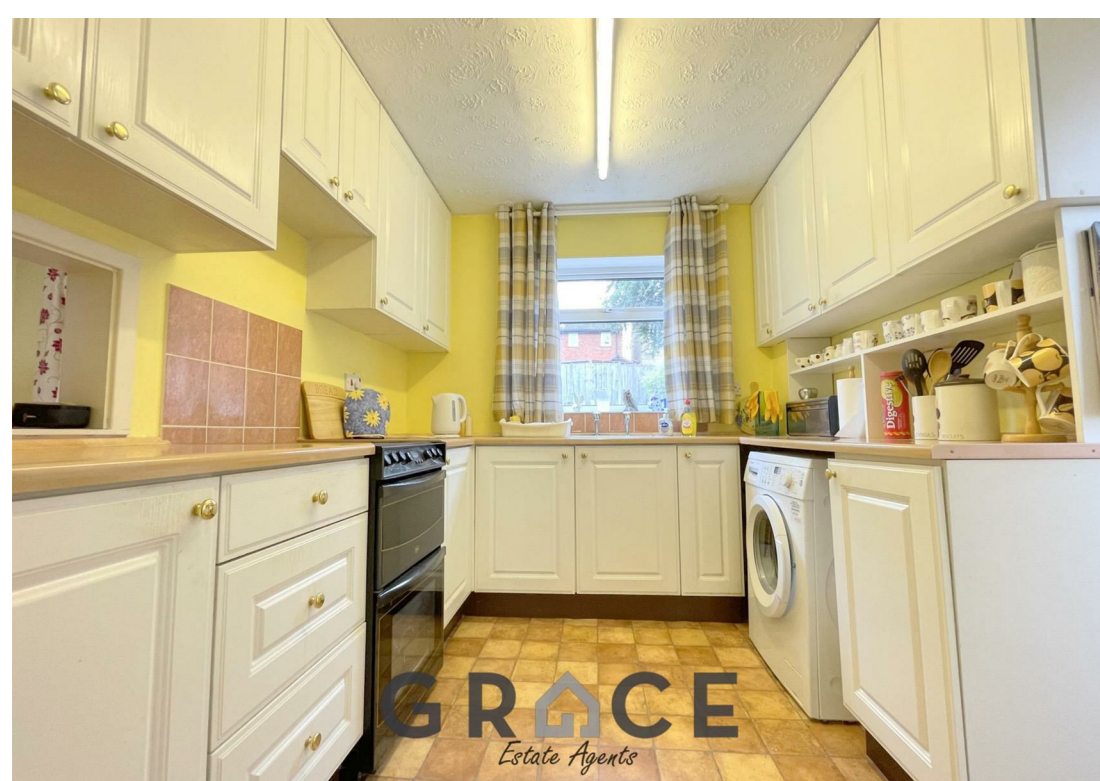
**CHAIN FREE:** An opportunity to acquire this generously sized three bedroom detached house located on the popular Pinewood development close to local supermarkets, and the Copdock interchange with access to the A12/A14.

### PROPERTY:

**CHAIN FREE:** A great opportunity to acquire this circa 1980's three bedroom detached house located in the Pinewood area of Ipswich close to facilities. This well proportioned family home has gas to radiator heating and double glazing but would ideally suit a family looking to stamp their identity onto this blank canvass. The accommodation comprises:- entrance hallway, cloakroom, living room, dining room(can be used as a lounge/diner) and kitchen. The first floor leads from the landing with three good sized bedrooms and a family bathroom. Outside the front garden is open plan with ample parking leading to a garage. The rear garden extends to approximately 48ft.

Council Tax : Band C  
Babergh





## LOCATION:

Belstead Hills 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 direct to the station. 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 HALLWAY:

18'9 x 5'9 (5.72m x 1.75m)

Double glazed entrance door to:- two radiators, double glazed window to side elevation, stairflight to first floor landing and storage cupboard downstairs.

## CLOAKROOM:

5'9 x 3'1 (1.75m x 0.94m)

Double glazed frosted window to side elevation, radiator, wash hand basin with tiled splashback and low level WC.



## LIVING ROOM:

14'5 x 11'4 (4.39m x 3.45m)

Double glazed window to front elevation, radiator and open plan to:-

## DINING ROOM:

8'11 x 8'8 (2.72m x 2.64m )

Double glazed patio doors to rear garden and radiator.

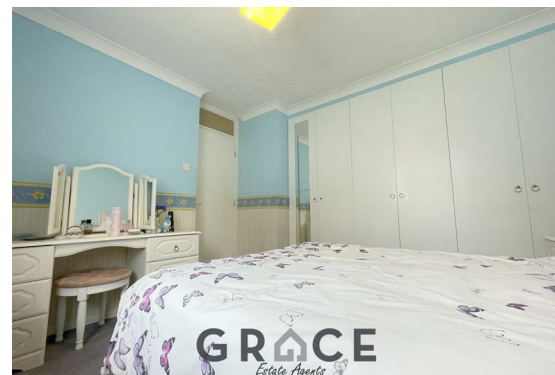
## KITCHEN:

8'9 x 8'4 (2.67m x 2.54m)

Double glazed window to side elevation, double glazed door to side, stainless steel single drainer sink unit with cupboards under, a range of floor standing cupboards drawers and unit, wall mounted matching cupboards, alcove for fridge freezer, space for washing machine and space for cooker.

## LANDING:

Double glazed window to side elevation, double glazed door to side, stainless steel single drainer sink unit with cupboards under, a range of floor standing cupboards drawers and unit, wall mounted matching cupboards, alcove for fridge freezer, space for washing machine and space for cooker.





**BEDROOM ONE:**

12'3 x 10'1 (3.73m x 3.07m)  
Double glazed window to front elevation, radiator, and a range of fitted wardrobe cupboards.

**BEDROOM TWO:**

10'8 x 9'1 (3.25m x 2.77m)  
Double glazed window to rear elevation, radiator and a range of fitted wardrobe cupboards,

**BEDROOM THREE:**

6'6 x 5'8 (1.98m x 1.73m)  
Double glazed window to front elevation, radiator and bulk head storage cupboard.

**BATHROOM:**

6'6 x 5'8 (1.98m x 1.73m)  
Double glazed frosted window to one elevation, radiator, low level WC, vanity wash hand basin and panel bath with shower over.

**FRONT GARDEN:**

Open plan with lawned area, and flower beds, driveway with access via wrought iron style gates to further drive area and access to garage.

**REAR GARDEN:**

extending to approximately 48ft, paved patio area steps up top lawned area, timber shed and outside water tap.

**GARAGE:**

17'11 x 7'11 (5.46m x 2.41m)  
up and over door, personal door to side, power and lighting connected and window to rear elevation.



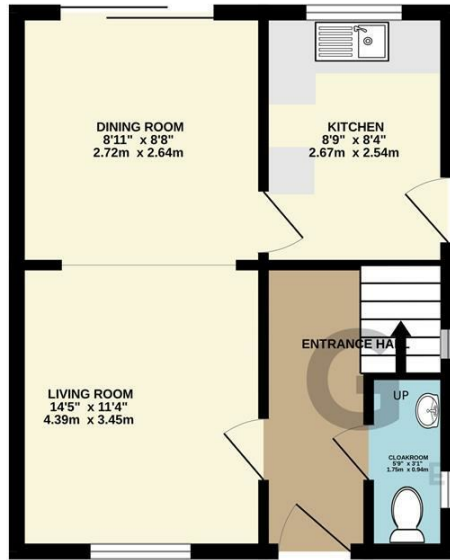




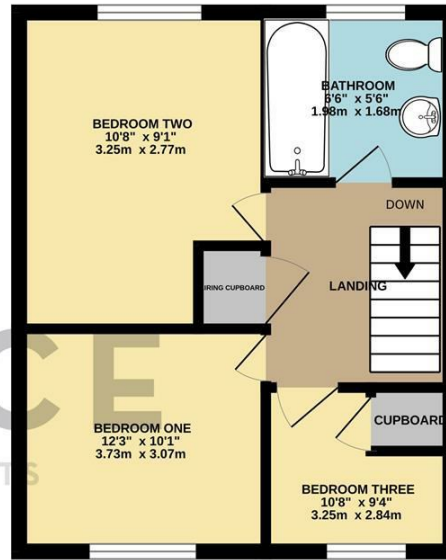
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GROUND FLOOR



1ST FLOOR



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

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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