



Westbrook House Grove Walk, Pinewood, Ipswich, IP8 £600,000 3HN

Located to the South West of Ipswich on the fringes of the Pinewood development this substantial FIVE bedroom DETACHED individual family home is rarely available. This beautiful spacious property has the added benefit of annexe accommodation, views over the Belstead Brook and ample off road parking. Internal viewing is highly recommended to appreciate the property on offer.



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Westbrook House Grove Walk, Pinewood, Ipswich, IP8 3HN

IPSWICH:

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

FRONT ENTRANCE DOOR TO:

ENTRANCE HALL:

Door to rear garden, tiled floor, radiator, doors to....

CLOAKROOM:

Window to rear, tiled floor, low level W/C, sink set into cupboard and radiator.

GROUND FLOOR ANNEXE: 20'2" x 16'4" (6.15m x 4.98m)

OPEN PLAN LIVING ROOM: Two windows to front and window to rear, radiator, laminate flooring, kitchen area with sink, worktop wall and base cupboard. Open door way to....

INNER HALLWAY:

Stairs to first floor, tiled floor, under stairs cupboard and radiator. Door to...

LIVING/DINING ROOM: 14'4" x 24'4" (4.38 x 7.44)

Bow bay window to front, doors to rear garden, radiators and oak wood flooring. Door to...

LIVING AREA: 14'10" x 13'5" (4.52m x 4.09m)

Square bay window to front, oak wood flooring and radiator.

KITCHEN/BREAKFAST ROOM: 9'10" x 24'5" (3.02 x 7.46)

Window to front and three windows to side, stable door to rear, under floor heating. Range of wall and base units with granite work surface over. Sink and drainer. Five ring induction hob with extractor over, three eye level ovens (one is also used as a microwave), two integrated fridges, integrated dishwasher and integrated fridge/freezer. Tiled floor. Utility area with sink and space below for washing machine and tumble dryer.

LANDING:

Picture window to rear, radiator, airing cupboard and doors to....

BEDROOM TWO: 10'11" x 15'1" (3.35 x 4.60)

Window to front, built in wardrobes and radiator, door to....

EN-SUITE:

Window to rear, double shower cubicle, radiator and sink.

BEDROOM THREE: 7'10" x 9'3" (2.39 x 2.84)

Window to front and radiator.

BEDROOM ONE: 11'1" x 11'10" (3.38m x 3.61m)

Window to front, radiator and door to...

EN-SUITE:

Window to front, double shower cubicle, low level W/C, wall mounted wash hand basin, built in cupboards, tiled floor and radiator.

BEDROOM FOUR/DRESSING ROOM: 7'10" x 8'6" (2.40 x 2.60)

Window to rear and radiator. Walk through to....

BEDROOM FIVE: 10' x 9'11" (3.05m x 3.02m)

Window to rear, ceiling spot lights and radiator.

BATHROOM:

Window to rear, P-shaped bath with shower over, ceiling spotlights, sink and W/C set into vanity unit, tiled floor and heated towel rail.

OUTSIDE:

To the front of the property there are electric gates providing access to the block paved driveway that sweeps round and offers parking for numerous vehicles.

There is side access to the rear garden which has lawn area, garden shed and patio and decking area. The rear overlooks meadowland. There is storage for the oil tank.

AGENTS NOTE:

The vendor has advised us that the property is on OIL heating and a SEPTIC TANK.

P&H Estates:

P&H Estates is recognized for its deep understanding of the local property market, its professional yet friendly service, and its commitment to achieving the best outcomes for its clients.

Call 01473 353 287

