

oakheart



£325,000

Offers In Excess Of  
Pine View Road, Ipswich



Located on the popular West side of Ipswich near Broomhill Park is this charming and beautifully finished bay fronted house, dating back to the 1930s! It offers a delightful blend of character and modern living, with three spacious double bedrooms, a stunning modern fitted kitchen, off road parking on a driveway and a generous back garden. This enviable home is perfect for families or those seeking extra space.

The property benefits from off road parking for one vehicle, ensuring convenience for residents. It also has double gates that lead to the side/rear garden.

One of the standout features of this home is the large unoverlooked garden which offers a private outdoor sanctuary for gardening enthusiasts or a safe

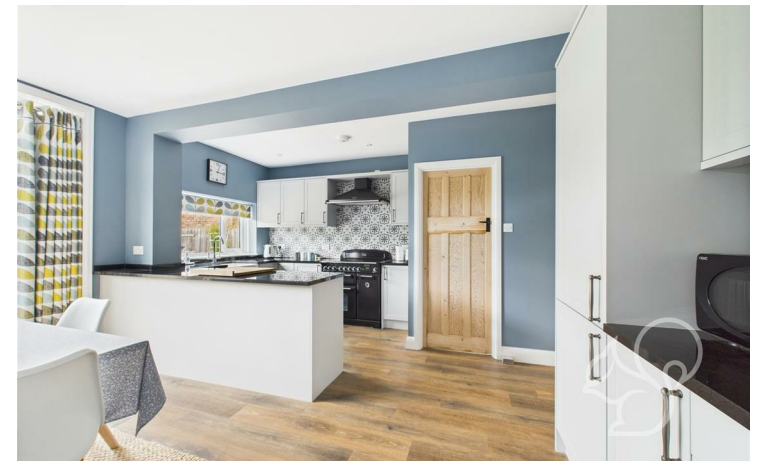
play area for children. The garden presents ample opportunities for entertaining and summer gatherings, making it a true extension of the living space.

The double bay front adds to the home's appeal, enhancing its aesthetic charm while providing a sense of space and light. Both the master bedroom and inviting reception room benefit from the natural light and space enhancement of the bay frontage. The lounge offers a cozy atmosphere, ideal for relaxation or entertaining guests, it enjoys dark wood effect flooring and a multi fuel burner with a trendy oak mantle. Completing the downstairs is the magnificent and social open plan kitchen / dining room, the utility and a cloakroom. The kitchen is a wonderful space to enjoy as a family or with friends. It briefly

includes; double doors to the garden at the rear, a trendy shaker style kitchen with ample storage at both eye and low levels, a butler sink, freestanding Rangemaster cooker, integrated appliances, solid dark work surfaces and breakfast bar and spot lighting.

The utility room found off of the kitchen houses an additional pantry as well as a wash basin!

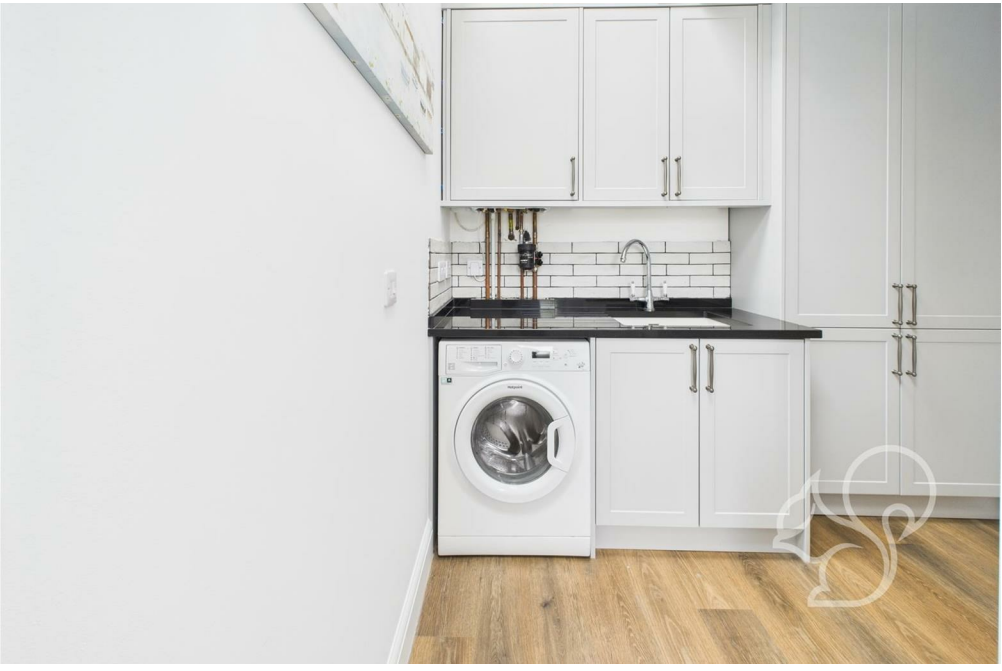
On the first floor there are three spacious bedrooms and a neatly presented family bathroom.





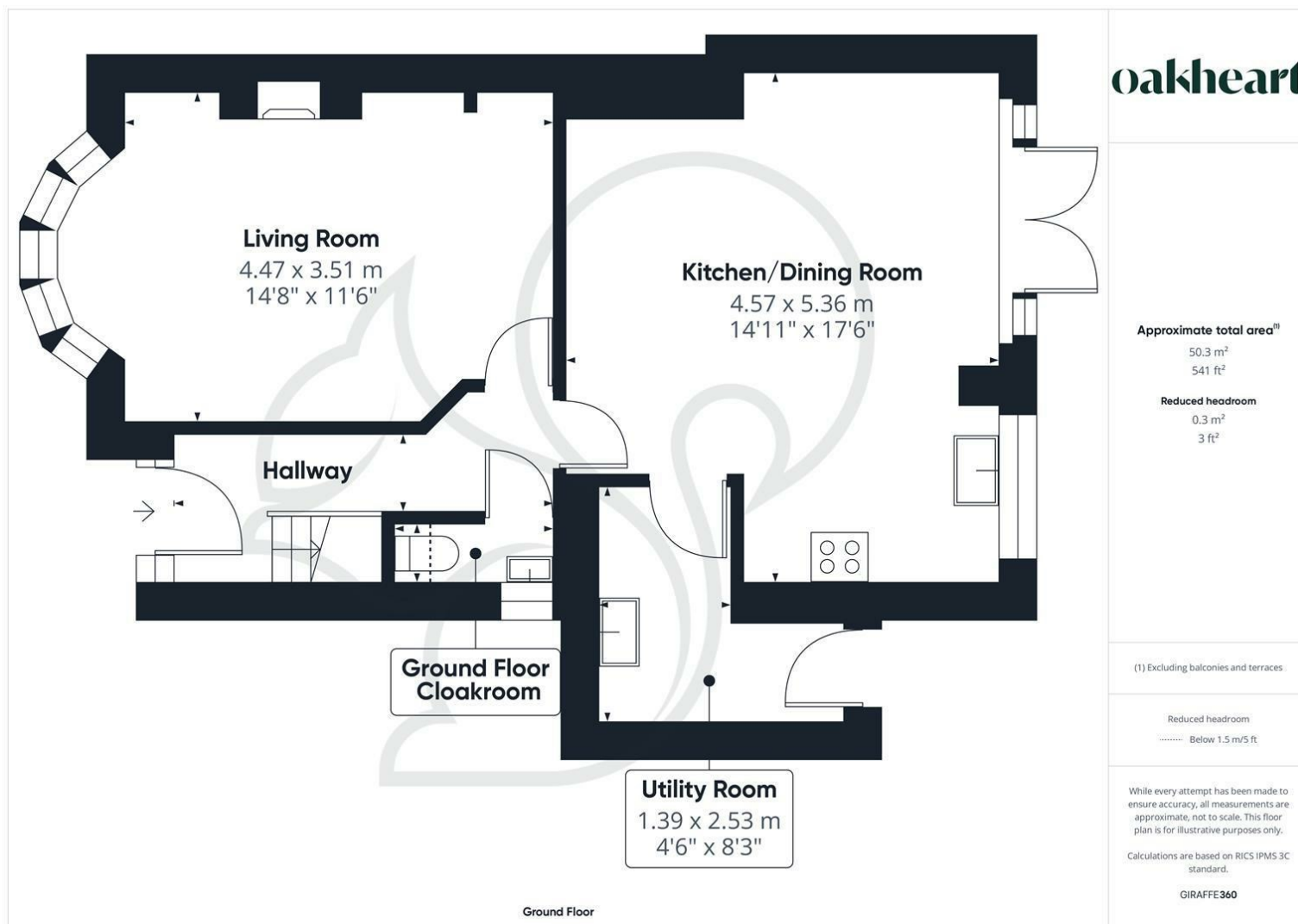













**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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