



**Connells**

Springtail Road  
Pinewood Ipswich





### Property Description

Located on the popular Thorrington park on the pinewood development in Ipswich, you will find this semi-detached home benefiting from three bedrooms, lounge/diner, kitchen, ground floor cloakroom, first floor bathroom, front and rear gardens, garage and off road parking.

Situated close to amenities, including supermarkets and local schools, the property is an ideal family home and would be perfect for a first time buyer or those looking to up size. There are scenic walks close by, with Bobbits Lane Meadow, Ellenbrook Open Space, Ostrich Meadow and Bourne Park all within half a mile. Ipswich train station is within two miles, and offer mainline railway links to London Liverpool Street,

Ipswich is the county town of Suffolk and offers a range of shopping and banking facilities and the vibrant waterfront area offers a number of restaurants and bars as well as the University of Suffolk.

### Entrance Hall

Accessed via entrance door, radiator, stairs rising to the first floor and doors giving access to:

### Cloakroom

Upvc double glazed window to front, low-level w/c, radiator, pedestal wash hand basin and smooth coved ceiling.

### Kitchen

8' 9" x 8' 9" ( 2.67m x 2.67m )

Upvc double glazed window to front, smooth ceiling with in set spotlighting, space for fridge freezer, built in oven, built-in hob with filter hood over, space and plumbing for slim line dishwasher, space and plumbing for washing machine, single drainage sink with mixer tap in a roll edge Worksop with cupboards and drawers under and matching above and tiled

splashback's.

### Lounge/Diner

Upvc double glazed double doors giving access to the rear garden, feature fireplace, smooth ceiling and radiator

### First Floor Landing

Airing cupboard, smooth ceiling with spotlighting and doors giving access to:

### Bedroom One

10' x 8' 6" ( 3.05m x 2.59m )

Upvc double glazed window to front, radiator and smooth coved ceiling.

### Bedroom Two

12' 1" x 8' 5" ( 3.68m x 2.57m )

Upvc double glazed window to rear, built-in wardrobe, smooth coved ceiling and radiator.

### Bedroom Three

8' x 6' 6" ( 2.44m x 1.98m )

Upvc double glazed window to rear, radiator and smooth coved ceiling.

### Bathroom

Upvc double glazed window to rear, pedestal wash hand basin with mixer tap, low-level w/c, shaped and panel bath with mixer tap and shower attachment, vinyl flooring, smooth ceiling with inset spotlighting, part tiled walls, extractor fan and radiator.

### Outside

To the front of the property there is a drive providing off road parking leading



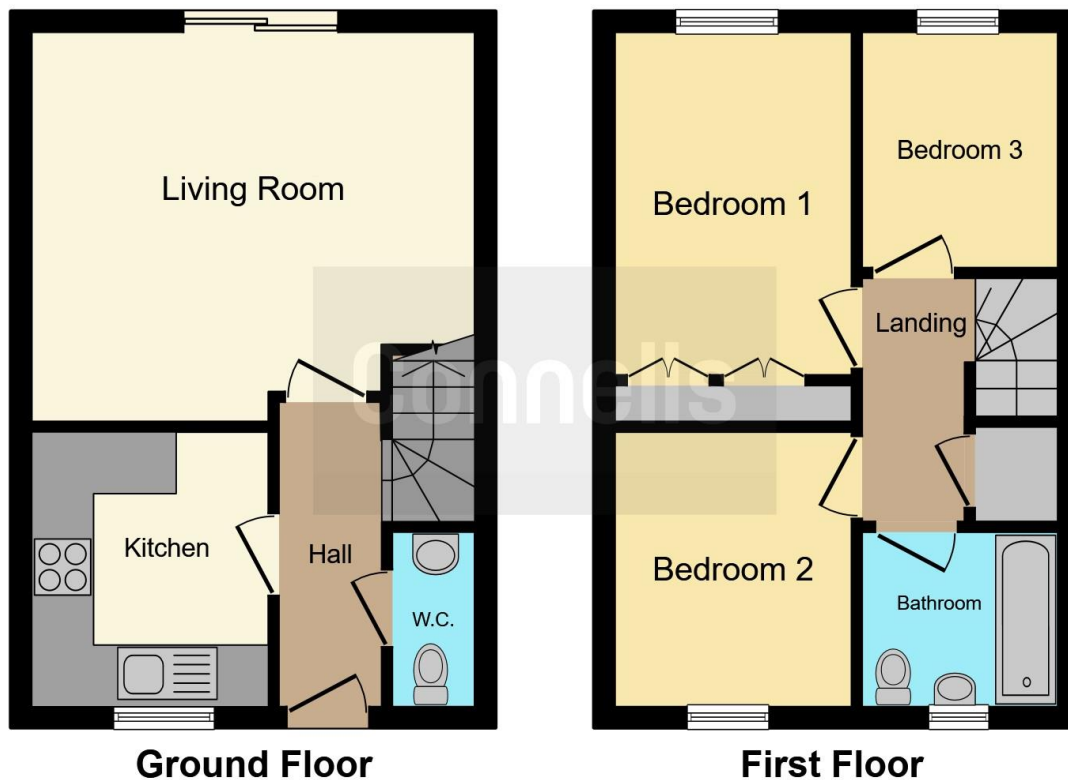
to the garage. The remainder of the front is laid to lawn. The rear garden commences with a patio area with the remainder being laid to lawn.

### Garage

19' 5" x 9' 7" ( 5.92m x 2.92m )

Up and over door, personal door giving access to the rear garden and power and light.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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