



**Connells**

Pine View Road  
Ipswich





### Property Description

Located on the popular Dales development we pleased to offer for sale this well presented semi-detached bay fronted family home. The accommodation comprises of three bedrooms, a spacious sitting room, dining room, kitchen, ground floor cloakroom, first floor family bathroom, off-road parking and front and rear gardens.

The property is in a desirable location in Ipswich, offering easy access to many local amenities, schools, library and transport links. The local dales shops offers a post office, bakers and co-operative and Christchurch Park is also close by which is a historical area of rolling lawns, wooded areas and hosts various facilities such as a children's play area, tennis courts, table tennis, bowling greens and outdoor gym equipment.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Porch

Accessed via upvc double glazed entrance door and door giving access to:

### Entrance Hall

Stairs rising to the first floor, radiator, exposed floorboards and doors giving access to:

### Living Room

18' 3" x 10' 6" ( 5.56m x 3.20m )

Upvc double glazed patio doors giving access to the rear garden, feature fireplace, coved

and textured ceiling, radiator and double doors giving access to the dining room.

### Dining Room

11' 1" into bay x 11' 9" ( 3.38m into bay x 3.58m )

Upvc double glazed bay windows to front, exposed floorboards, coved ceiling, radiator and double doors giving access to living room.

### Kitchen

15' x 6' 8" ( 4.57m x 2.03m )

Double glazed windows and side, upvc double glazed door given access to the rear garden, wood effect flooring, space and plumbing for washing machine, space for tumble dryer, space for fridge , space for freezer, tiled splashback's, single drainer stainless steel sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, space for cooker and radiator.

### First Floor Landing

Double glazed window to side, coved and textured ceiling giving loft access and doors giving access to:

### Bedroom One

14' 6" max into bay x 11' 4" max ( 4.42m max into bay x 3.45m max )

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

### Bedroom Two

13' x 10' 4" max ( 3.96m x 3.15m max )

Double glazed window to rear, radiator, exposed floorboards and coved and textured ceiling.

### Bedroom Three

9' 10" x 7' max ( 3.00m x 2.13m max )

Double glazed window to rear, radiator, airing cupboard and smooth ceiling.

## Bathroom

Double glazed window to front, bath with mixer tap and independent shower over and shower scree, enclosed w/c and vanity wash hand basin with mixer tap, heated towel rail, tile effect and vinyl flooring.

## Outside

To the front of the property, there is a block paved drive, providing off-road parking with the remainder being laid to lawn and shrubs. There is also gated side access to the rear garden.

The rear garden commences with a patio area with the remainder being landscaped to shingle lawn backing onto the woods and there is also a summer house to remain.

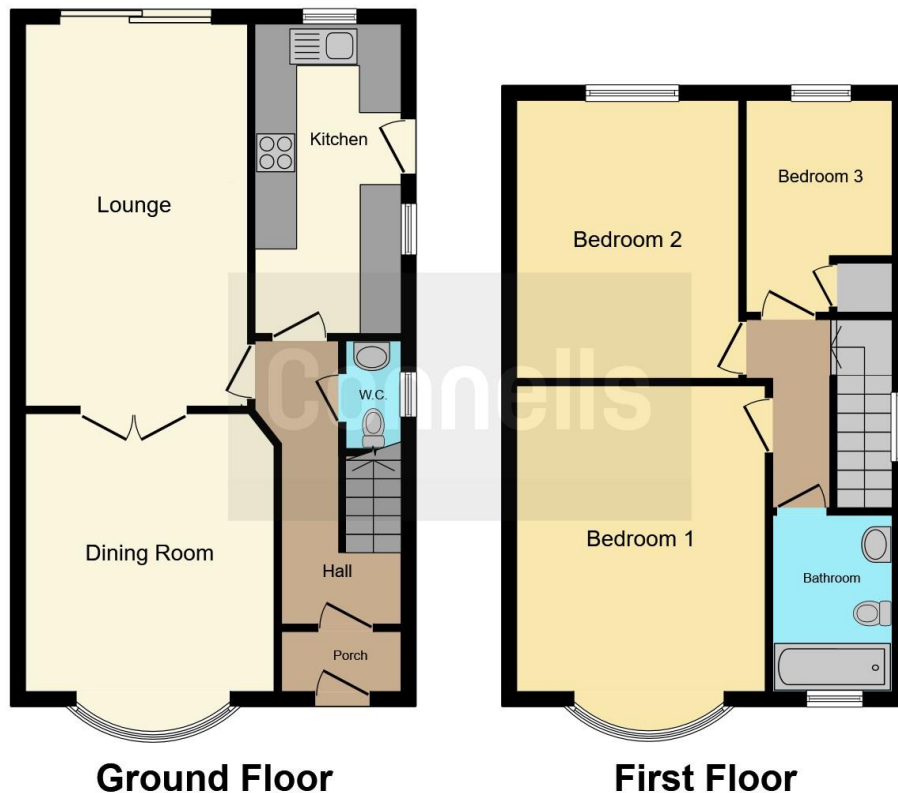
## Agent Note

The white goods including the cooker, washing machine, fridge and freezer to remain.

Outside - The keter storage unit is to remain.







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: D    Council Tax  
 Band: C

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Tenure: Freehold



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