



**Yew Tree Rise, Pinewood, Ipswich, IP8 3RH**

**welcome to**

**Yew Tree Rise, Pinewood, Ipswich**

This attractive three bedroom chalet bungalow benefits from a large lounge with doors to the garden, a recently fitted top of the range kitchen, a spacious dining room, a luxurious first floor master bedroom with en suite, a South-West facing garden with cabin and ample off street parking.



### **Entrance Hall**

10' 6" x 2' 9" ( 3.20m x 0.84m )

Tiled flooring and one radiator.

### **Lounge**

17' 4" x 13' 1" ( 5.28m x 3.99m )

Stunning lounge with a double glazed window to the side with fitted blind, sliding doors with fitted blinds leading to the garden, wood effect flooring, two radiators, a panelled feature wall, TV point, an electric log burner with stone surround, spot light and wall hung lights.

### **Dining Room**

13' 3" x 7' 8" ( 4.04m x 2.34m )

Also coupled up with a side access option this stunning dining room boasts a door leading to the front, patios doors leading to the rear garden, a double glazed window to the front flooding this room with natural light, wood effect flooring, exposed brick work, base units with grey stone effect worktop surfaces, space for a washing machine and dishwasher, an internal double glazed window looking into the lounge, a wall papered wall and wall hung lights.

### **Kitchen/diner**

17' 2" x 13' 7" ( 5.23m x 4.14m )

Beautiful kitchen/diner which has been recently renovated to a very high standard with a range of eye and base level handle less soft close units in light grey with compact quartz effect worktop surfaces, a black one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, a large breakfast bar area, an understairs storage cupboard, integrated oven, induction hob and extractor hood, space for a washing machine, dishwasher and American fridge/freezer, a boxed in boiler, a black heated towel rail, wood effect flooring, one radiator and a double glazed window to the side with fitted roller blind.

### **Ground floor Bathroom**

6' 9" x 6' ( 2.06m x 1.83m )

Double glazed window to the side with fitted blind, fully tiled walls and flooring, low level WC, vanity sink with chrome mixer tap, bath with overhead shower, spot lights, extractor fan and a chrome heated towel rail.

### **Ground Floor Bedroom Three**

9' 9" x 8' 4" ( 2.97m x 2.54m )

Double glazed window to the front, wood effect flooring, one radiator, a wall papered wall, spot lights and a ceiling fan.

### **Ground Floor Bedroom Two**

10' 1" x 10' ( 3.07m x 3.05m )

Double glazed window to the front, wood effect flooring, one radiator, a panelled wall, a wall papered wall and a ceiling fan.

### **First Floor Landing**

A storage cupboard, Velux window, carpet flooring and wall hung lights.

### **Master Bedroom**

17' 6" x 14' 3" ( 5.33m x 4.34m )

Luxurious master suite boasting a double glazed window to the rear, wall papered walls, wall hug lights, wood effect flooring, three large storage cupboards in the eaves, a door leading to the en suite and one radiator.

### **En Suite**

10' x 3' 6" ( 3.05m x 1.07m )

Velux window, tiled flooring and walls, a shower with tiled alcove, low level WC, vanity sink with chrome mixer tap, spot lights, extractor fan and one radiator.

### **Outside:**

#### **Front Garden**

Large block paved driveway to the front providing ample off street parking and wrapping around the side of the bungalow leading to the side access.

#### **Rear Garden**

Generous, fully landscaped, South-West facing rear garden which is perfect for families and benefits from a large lawned area, two raised decking areas, one with a canopy, a large patio seating area to the front of the bungalow, an outside tap and light, raised flower beds throughout, power points and a shed to the rear.

#### **Cabin**

11' 8" x 7' 5" ( 3.56m x 2.26m )

Double glazed window to the front, power, light and a door to the rear.



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## Yew Tree Rise, Pinewood, Ipswich

- Large lounge with doors to the garden
- Recently fitted top of the range kitchen
- Spacious dining room with utility set up
- Luxurious first floor master bedroom with en suite
- South-West facing garden with cabin

Tenure: Freehold EPC Rating: C

guide price

**£290,000 - £300,000**



Please note the marker reflects the postcode not the actual property

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