



Pinecroft Road, Ipswich, IP1 6BW

welcome to

Pinecroft Road, Ipswich

This extended three bedroom semi-detached home boasts two double bedrooms and one single, a lounge/diner with doors to the kitchen, a large open plan kitchen/diner with breakfast bar, a generous, fully landscaped South-West facing rear garden and ample off street parking.



Entrance Hall

13' 5" x 5' 8" max (4.09m x 1.73m max)
Wood effect flooring, one radiator, understairs storage cupboard, double glazed window to the front and a composite front door.

Lounge/Diner

25' 2" x 11' 9" max (7.67m x 3.58m max)
Large, open plan room with a double glazed bay window to the front, two radiators, carpet flooring, feature wall papered walls and double doors leading to the kitchen.

Kitchen/Diner

18' 7" max x 17' (5.66m max x 5.18m)
This large, L shaped kitchen is perfect for entertaining and boasts an array of storage and cupboard space, double glazed windows to the rear and side, sliding doors leading to the conservatory, two radiators, tiled effect flooring, a range of eye and base level units in wood with granite worktop surfaces, an inset one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback throughout, a breakfast bar, a boiler, an integrated Fisher & Paykel double oven with a Neff gas hob and extractor hood, an integrated dishwasher, space for a fridge/freezer, washing machine and tumble dryer,

Cloakroom

4' 4" x 4' (1.32m x 1.22m)
Double glazed window to the side, tiled effect flooring, low level WC, wash hand basin and panelled walls.

Conservatory

9' 8" x 8' (2.95m x 2.44m)
Double glazed windows to the rear and side, tiled flooring and French doors leading to the rear garden.

First Floor Landing

Double glazed window to the side, a loft hatch and carpet flooring.

Master Bedroom

11' 9" x 13' 5" (3.58m x 4.09m)
Spacious master bedroom with a double glazed bay window to the front with fitted blind, a full wall of sliding built in wardrobes with partial mirrors, carpet flooring, one radiator and a wall papered wall.

Bedroom Two

12' 1" x 9' 1" (3.68m x 2.77m)
Double glazed window to the rear, two double built in wardrobes, carpet flooring, one radiator and a wall papered wall.

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)
Double glazed window to the rear, carpet flooring and one radiator.

Bathroom

6' 5" x 5' 8" (1.96m x 1.73m)
Stylish bathroom which is fully tiled including the flooring, a bath with overhead shower and glass screen, vanity sink with chrome mixer tap, low level WC, spot lights, extractor fan, chrome heated towel rail and a double glazed window to the front.

Outside: Front Garden

A block paved driveway and a side access gate leading to the rear garden.

Rear Garden

Generous, South-West facing rear garden benefiting from the all day and evening sunshine with a large raised decking area off the conservatory and kitchen, raised flower beds with sleeper borders, a large lawned area leading to the rear of the garden where there is a shed, an outside tap and light, a side gate and a fully enclosed border.



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Pinecroft Road, Ipswich

- Extended three bedroom semi-detached home
- Large open plan kitchen/diner with breakfast bar
- Lounge/diner with doors to the kitchen
- Ample off street parking via a block paved driveway
- Generous, fully landscaped South-West facing rear garden

Tenure: Freehold EPC Rating: C

£320,000



Please note the marker reflects the postcode not the actual property

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