



Brook Lodge, Brookview, Pinewood, Ipswich, IP8 3LJ



welcome to

Brook Lodge, Brookview, Pinewood, Ipswich

Brook Lodge sits on 1.5 acres (STS) with beautiful scenic views, four large double bedrooms, three modern bathrooms, a contemporary kitchen with central island, a large lounge with standalone wood burner, a cosy dining room also with wood burner. a one bedroom annex and NO ONWARD CHAIN!



Entrance Hall

9' 2" x 6' 9" (2.79m x 2.06m)

Stunning entrance hall with a large, oversized oak door, adjacent floor to ceiling glazing, fitted spot lights, tiled flooring, a glazed door leading to the living area.

Living Room

30' 2" x 27' 1" max (9.19m x 8.26m max)

Double glazed windows to the front, side and rear, 3 sets of French doors leading to the rear and side gardens, carpet flooring in the living space, four radiators, wood effect flooring in the dining space, spot lights, TV point, bespoke shelving and a fitted standalone wood burner with a concrete base. This living room incorporates a dining space, making this the perfect open plan, entertaining room!

Study

13' 1" x 9' 7" (3.99m x 2.92m)

Double glazed window to the rear, a Velux window, wood effect flooring, one radiator and fitted down lighters.

Dining Room

14' 1" x 12' 9" (4.29m x 3.89m)

Stunning dining room situated at the front of the property, just off the kitchen, with a double glazed bay window to the front, a further double glazed window to the side, wood effect flooring throughout, one radiator, a fitted wood burner with stone base and oak mantle and bespoke shelving.

Kitchen

19' 2" x 16' 2" (5.84m x 4.93m)

This beautiful, top of the range kitchen has been recently replaced by the current vendor and boasts a range of eye and base level units in matte grey shaker style with quartz worktop surfaces, a dual butler sink with chrome mixer tap and tiled splashback, an Arga cooker to stay, a further integrated double oven with induction hob and extractor hood, space for an American fridge/freezer with surrounding cabinets, an integrated dishwasher and washing machine, a central island with quartz worktop and space for 2 stools, with additional storage and spot lights, a door leading to the garden, tiled flooring throughout and two double glazed windows to the rear and side.

Ground Floor Shower Room

8' 5" x 3' 9" (2.57m x 1.14m)

Low level WC, pedestal wash hand basin, a wet room with waterfall showerhead and further shower attachment, fully tiled walls and flooring, extractor fan, chrome heated towel rail and double glazed window to the side.

First Floor Landing

A triple storage cupboard, an airing cupboard, carpet flooring, spot lights and double glazed windows to the rear and side.

Master Bedroom

13' 2" x 13' 1" (4.01m x 3.99m)

This elaborate master bedroom boasts modern day living with a walk in wardrobe measuring 6ft x 5ft 3", two full walls of built in wardrobes, a loft hatch and spot lights. The master bedroom includes double glazed windows to the front and side, carpet flooring, one radiator, further spot lights and a door leading to the en suite.

En Suite

7' 6" x 7' 1" (2.29m x 2.16m)

Double glazed window to the front, part tiled walls, tiled flooring, low level WC, pedestal wash hand basin, a shower with glass enclosure and waterfall shower, chrome heated towel rail, extractor fan, spot lights and shaver point.

Bedroom Two

14' 2" x 11' 2" (4.32m x 3.40m)

Double glazed window to the front, carpet flooring and one radiator.

Bedroom Three

13' 2" x 11' (4.01m x 3.35m)

Double glazed window to the rear and side, carpet flooring and one radiator.

Bedroom Four

16' 1" max x 16' (4.90m max x 4.88m)

Beautiful L shaped room benefiting from views over the pond in the rear garden, double glazed window to the rear, carpet flooring, one radiator and loft hatch.

Bathroom

9' 1" x 7' 8" (2.77m x 2.34m)

Tiled flooring, part tiled walls, low level WC, pedestal wash hand basin, a bath with shower attachment and chrome mixer tap,

chrome heated towel rail, extractor fan, spot lights and a Velux window.

Outside

Upon entry to Brook Lodge you are greeted with double gates which lead round to a shingle driveway with parking for multiple vehicles, a tree lined driveway leading up to the main house and annex. There is a beautiful Indian sandstone patio which wraps around the entire property, outside taps, lights and power points surrounding, to the rear there is a Tiki hut with decked flooring, a further raised decking area overlooking the private lake, a secret wildlife garden to the side with a green house and chicken hutches, a bin store, an oil tank, a cesspit, a partially walled border with gates leading to the meadow, where there are multiple trees, flowers, hedging, lawned areas and a cabin to the rear of the property. In total the plot measures 1.5 acres (STS), this could be used for further development, family use or potential equestrian facilities.

Cabin

Tucked away in a corner of the property with a decking area to the front, down lighters, a kitchen/lounge area measuring 15ft 2"x12ft 2", a bedroom measuring 15ft 1"x9ft 5", a shower room measuring 4ft 9"x4ft 4". This cabin would make the perfect AirBnb opportunity or could be used as a hideaway!

Garage Under The Annex

36' 6" x 17' 4" (11.13m x 5.28m)

Plaster boarded garage with two sets of up and over double doors to the front, power, light, steel fitted worktops, a utility space and a door leading to the hallway, which then leads to the staircase to the annex. The annex currently has a separate Council Tax band to the main house. This garage could also be converted to make a large 3 bedroom detached residence.

Annex Hallway

9' x 4' 4" (2.74m x 1.32m)

A door leading to the garage, tiled flooring and a staircase.

Annex Kitchen/Diner/Lounge

15' 6" max x 13' (4.72m max x 3.96m)

Carpet flooring throughout, spot lights, loft hatch, base level units in wood with partial wood effect and partial granite worktop surfaces, an inset sink plus drainer and chrome mixer tap, space for a cooker, washing machine



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- 1.5 acres (STS)
- Four large double bedrooms
- One bedroom detached annex
- Quadruple garage under the annex
- A seperate cabin

Tenure: Freehold EPC Rating: D

£1,100,000



Please note the marker reflects the postcode not the actual property

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