

## 5 The Pines - Guide Price £400,000

Holywell Row Holywell Row IP28 8LU

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# Guide Price £400,000

## The Property

The Pines, Holywell Row, is a splendid four-bedroom detached bungalow offering a perfect blend of comfort and modern living. Set within a generous plot of approximately one-fifth of an acre, this property is ideal for families seeking space both inside and out.

The bright and airy atmosphere throughout the bungalow is enhanced by modern decor, making it a delightful place to call home. The well-appointed open plan kitchen/dining/living areas are perfect for family gatherings and culinary adventures. The recently fitted kitchen has the benefit of Neff appliances

The bungalow boasts four spacious bedrooms, with two well-designed bathrooms, one being en suite and there is further accommodation including the handy study and the sun room which over looks the family sized rear garden.

Your new home offers parking for several vehicles, a rare find that adds to the appeal. The updated oil-fired radiator heating system ensures warmth and comfort during the colder months, making this property a cosy retreat all year round.

Whether you are looking to downsize or seeking a family home, this property is sure to impress. Do not miss the opportunity to make this charming bungalow your own.

## Features

- **GENEROUS SIZED DETACHED 4 BEDROOM BUNGALOW**
- **SOUGHT AFTER LOCATION OF HOLYWELL ROW**
- **PARKING FOR SEVERAL VEHICLES**
- **OIL FIRED RADIATOR HEATING - INSTALLED IN 2021**
- **KEPT TO AN EXTREMELY HIGH STANDARD**
- **L SHAPED OPEN PLAN LOUNGE/DINING/KITCHEN WITH NEFF APPLIANCES**
- **FURTHER STUDY AND SUN ROOM**
- **BATHROOM AND EN SUITE**
- **1/5 ACRE PLOT (STS), REAR GARDEN WITH ITALIAN STONE PATIO**
- **CONTACT US NOW TO BOOK YOUR VIEWING!**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR  
133.7 sq.m. (1440 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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