

# KEYSTONE



Burnet Close, Pinewood, Ipswich, IP8 3TN  
Offers In Excess Of £325,000

Detached House  
Large Lounge/Diner  
Cloakroom  
Family Bathroom  
Popular Location

Four Bedrooms  
Modern Kitchen  
En-Suite  
Garage & Driveway  
Ideal Family Home

# Burnet Close, Ipswich IP8 3TN

Welcome to this exceptional detached family home located on Burnet Close in the desirable Thorington Park area of Ipswich. This splendid property boasts four bedrooms, providing ample room for family living or guests. The master bedroom features a convenient en-suite, ensuring privacy and comfort.

The house is designed with a large welcoming reception room, perfect for entertaining or relaxing with family. The property also includes a garage and a driveway, offering secure parking and additional storage space. Nestled in a popular residential area, this home is surrounded by a friendly community and is conveniently located near local amenities, schools.

This is a wonderful opportunity for those seeking a modern and comfortable family home in a sought-after location. Don't miss your chance to make this delightful property your own.



#### Front Entrance

Door leading to hallway with built-in storage cupboard, radiator and stairs to first floor.

with patio area and is enclosed by timber fencing.

#### Lounge/Diner

26'4 x 15'7

French doors and windows to rear, two radiators and a built-in understairs cupboard.

#### Kitchen

Fitted with a range of base units and drawers with matching wall mounted cabinets, 1.5 bowl sink and drainer unit with tiled splash back, built-in oven, hob and extractor over. space for a fridge/freezer, washing machine and tumble dryer. radiator, tiled flooring and a wall mounted boiler and window to front.

#### Cloakroom

Fitted with WC, vanity inset sink with storage below, a radiator, window to side and tiled splash backs.

#### First Floor landing

With loft access and a storage cupboard.

#### Bedroom 1

11'5 x 9'2

With window to rear, a radiator and a built-in wardrobe.

#### Ensuite

Fitted with a shower cubicle, WC, pedestal wash basin, radiator, window to side and tiled flooring.

#### Bedroom 2

11'8 x 9'2

With window to front and a radiator.

#### Bedroom 3

12'0 x 8'2

With window to front and a radiator.

#### Bedroom 4/Study

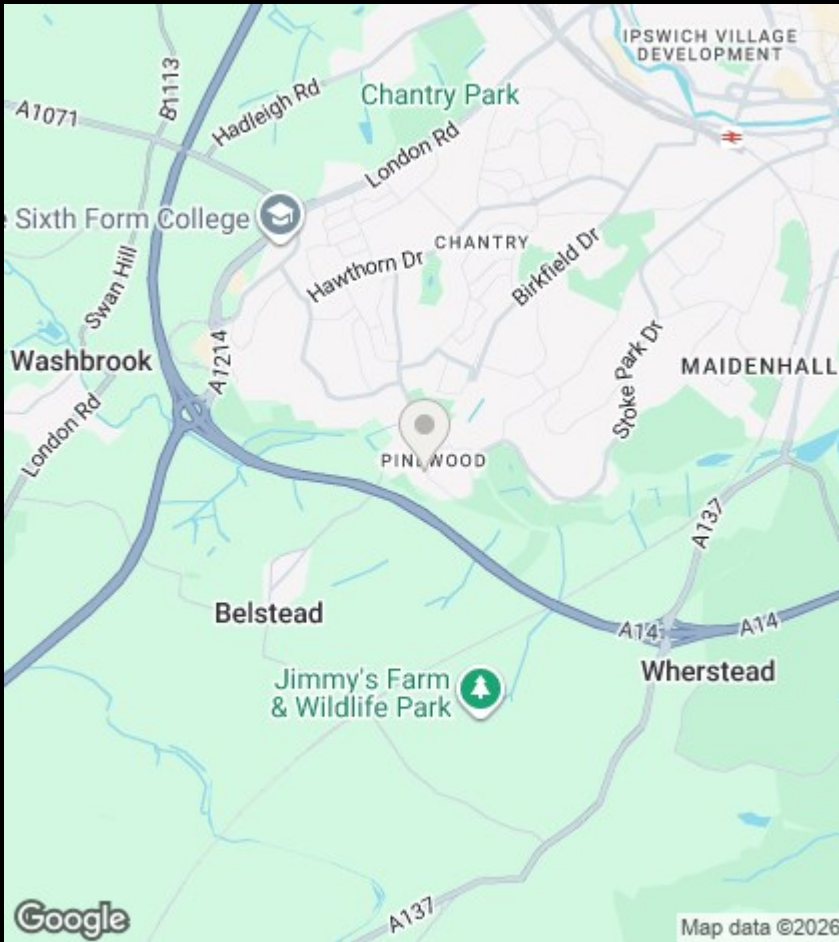
6'2 x 4'9

With window to rear and a radiator.

#### Outside

To the front of the property, there is a driveway and open plan front garden. there is a driveway leads to a garage with an up and over door and personal door to rear garden.

The rear garden is predominantly laid to lawn



## Viewings

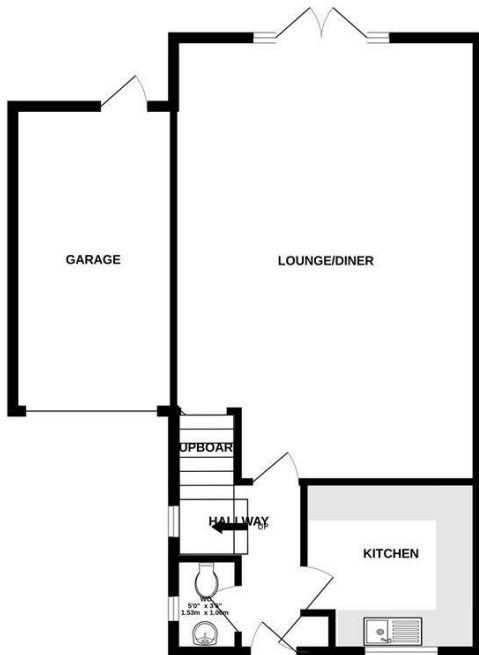
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

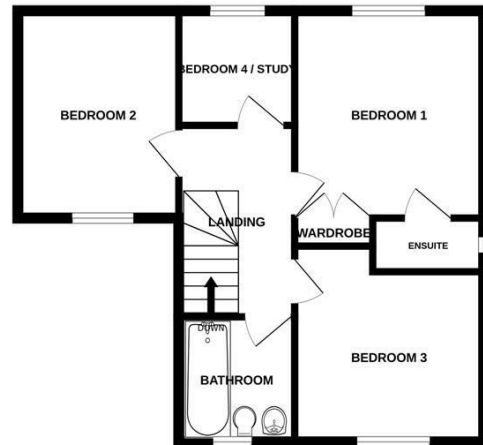
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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, omission or mis-statement. 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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