



**Cinnabar Close, Pinewood, Ipswich, IP8 3UB**

**welcome to**

## **Cinnabar Close, Pinewood, Ipswich**

This beautifully presented, three bedroom, semi-detached home benefits from a modern kitchen/breakfast room, an en suite to master bedroom, a ground floor cloakroom, a 1st floor bathroom, a corner plot rear garden, a garage and off street parking. NO ONWARD CHAIN!

### **Entrance Hall**

13' 9" x 3' 2" ( 4.19m x 0.97m )  
Wood effect flooring, one radiator and an understairs storage space.

### **Cloakroom**

6' 1" x 2' 8" ( 1.85m x 0.81m )  
Low level WC, vanity sink, one radiator, half tiled walls, Victorian style tiled flooring and an extractor fan.

### **Lounge**

15' x 12' 2" ( 4.57m x 3.71m )  
Beautifully presented, open plan lounge with patio doors to the garden, wood effect flooring, one radiator and TV point.

### **Kitchen/Breakfast Room**

13' 5" x 8' 2" ( 4.09m x 2.49m )  
Stylish kitchen/breakfast room with eye and base level units in high gloss grey with white stone effect worktop surfaces, a circular, stainless steel sink plus drainer and chrome mixer tap, an integrated oven with electric hob and extractor hood, space for a fridge/freezer, dishwasher and washing machine, a white, Metro tiled splashback, a fitted breakfast bar, feature panelled walls, spot lights, one radiator, tiled flooring and double glazed window to the front.

### **First Floor Landing**

Carpet flooring and loft hatch.

### **Master Bedroom**

11' 8" x 9' 3" ( 3.56m x 2.82m )  
Double glazed window to the front, wood effect flooring, one radiator, a triple, built in wardrobe, a feature panelled wall and wired in speakers.

### **En Suite**

6' 1" x 5' 4" ( 1.85m x 1.63m )  
Double glazed window to the front, low level WC, pedestal wash hand basin, a shower with glass enclosure, tiled effect flooring, spot lights, extractor fan, an airing cupboard and one radiator.

### **Bedroom Two**

10' x 8' 6" max ( 3.05m x 2.59m max )  
Double glazed window to the rear, wood effect flooring and one radiator.

### **Bedroom Three**

9' 5" x 6' 1" ( 2.87m x 1.85m )  
Double glazed window to the rear, wood effect flooring and one radiator.

### **Bathroom**

6' 6" x 5' 3" ( 1.98m x 1.60m )  
Low level WC, vanity sink, a P bath with overhead shower, waterfall shower head and glass screen, tiled flooring, extractor fan, spot lights and a grey, vertical, wall hung radiator.

### **Outside: Front Garden**

A block paved driveway with parking for 2 vehicles, access to the garage, a side access gate leading to the rear garden and an outside tap.

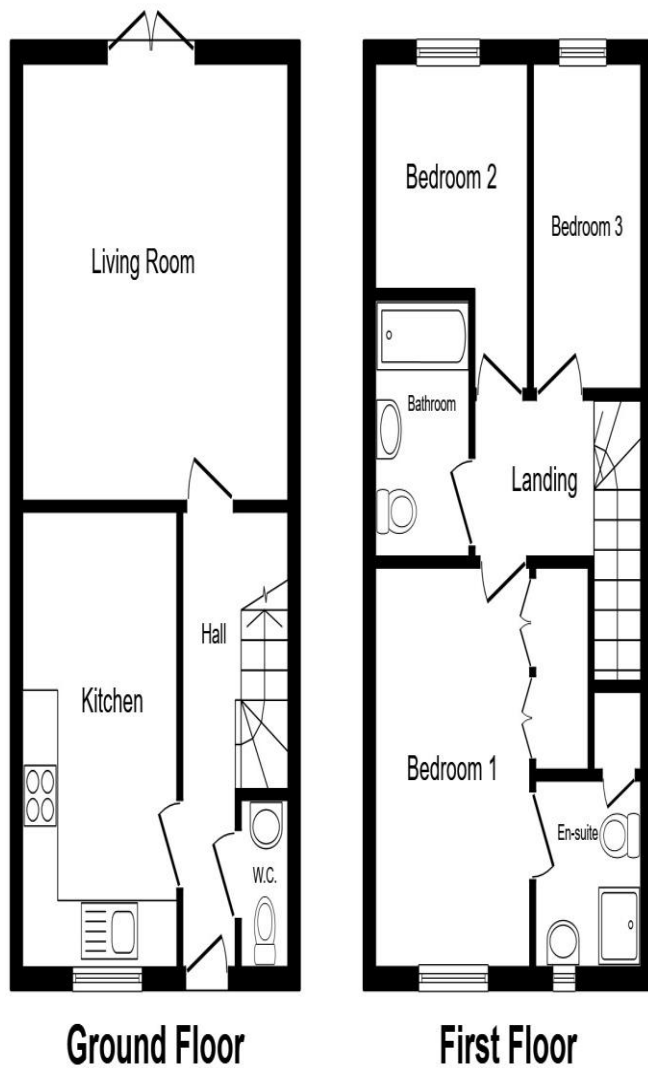
### **Rear Garden**

A corner plot, relatively un-overlooked rear garden with a patio seating area, a large grassed area, slat style fencing to the rear, a raised decking area, fully enclosed border, as side access gate, raised flower beds, hedging, trees, outside lights and 2 x electric power points.

### **Garage**

Power, light and an up and over door.





Total floor area 73.9 m<sup>2</sup> (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**Cinnabar Close,**  
**Pinewood Ipswich**

- No onward chain
- Modern kitchen/breakfast room
- En suite to master bedroom
- Ground floor cloakroom & 1st floor bathroom
- Corner plot rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£300,000**



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