



Purdis Farm Lane | | Ipswich | IP3 8UF

Guide Price £595,000

**NICHOLAS**  
— ESTATES —

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Ipswich | IP3 8UF  
Guide Price £595,000

OPEN HOUSE EVERY WEDNESDAY 12:30PM - 1:30PM &  
SATURDAYS 10AM - 11AM. Please call to confirm your  
attendance.

- Designed by Award-Winning Hoopers Architects
- Exclusive Private Drive Location
- Carport & Additional Parking
- Integrated EV Charging Point
- Air-Source Heat Pump & Solar Panels
- Exceptionally Energy Efficient – Lower Running Costs
- 10-Year Structural Warranty

**Bedroom**

48'11"x39'11"x0'0" (54.56x44.50x0.00)

(Maximum Measurement) Double glazed window to front aspect, door opening to Ensuite Shower Room.

**Bedroom/Office**

50'4"x39'8"x0'0" (56.08x44.20x0.00)

Double glazed window to front aspect, door opening to En-suite Shower Room.

**Bedroom**

63'8"x37'5"x0'0" (71.02x41.76x0.00)

(Maximum Measurement) Inset velux window and door leading to En-Suite Shower Room.



## LAST PLOT REMAINING

Set within the prestigious and private setting of Purdis Farm Lane, this exceptional new-build home forms part of the exclusive Pinetrees development, thoughtfully designed by the award-winning Hoopers Architects.



Final Plot Remaining

**BUYER  
INCENTIVES  
AVAILABLE**

Enquire for details.

## Kitchen/Lounge

92'11" x 64'0" x 0'0" (103.63 x 71.32 x 0.00)

Spacious, light, vaulted room benefiting from skylights above, double glazed sliding door to side aspect and bifold doors opening to rear garden with the bespoke kitchen designed and fitted by Touchwood UK.

## En-Suite Shower room

Fitted with a suite comprising of low-level WC, oval bath with central mixer tap, vanity wash hand basin and shower cubicle.

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## En-Suite Shower Room

Three piece suite comprising low level WC, wash hand basin and walk in shower cubicle with wall mounted shower over.

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## Cloakroom/WC

Low-level WC and wash hand basin.

## Outside

To the front of the property there is a small front garden area, with pathway leading to front door, and continuing to the side, providing pedestrian access to enclosed rear garden. The property also benefits from a Cart-Lodge Garage, with EV charging point.

## Entrance

Enter via entrance door to Entrance Hall with stairs leading to first floor and doors to;

## First Floor Landing

## Agents Note

Please note under section 21 of the Estate Agents Act of 1979. This property is being sold on behalf of a company director.



Council Tax Band

EPC Rating B

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(91-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(14-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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