



**Oak Eggar Chase, Pinewood, Ipswich, IP8 3TE**

**welcome to**

## **Oak Eggar Chase, Pinewood, Ipswich**

This well-presented, semi-detached home benefits from three bedrooms, a separate lounge and kitchen, a dining room with doors to the garden, a ground floor cloakroom, a 1st floor bathroom, a garage and off street parking.

### **Entrance Hall**

Marble tiled effect flooring, double glazed window to the side and one radiator.

### **Cloakroom**

Marble tiled effect flooring, one radiator, double glazed window to the front, low level WC and a vanity sink.

### **Lounge**

Carpet flooring, one radiator, double glazed window to the front, a storage cupboard and double doors to the kitchen.

### **Kitchen**

Marble tiled effect flooring, double glazed window to the rear, double doors to the dining room, eye and base level units in cream with wood effect worktop surfaces, tiled splashback, a ceramic sink with chrome mixer tap, one radiator, a fitted extractor hood, an integrated dishwasher, fridge and freezer and space for a cooker.

### **Dining Room**

Marble tiled effect flooring, half brick wall, French doors to the garden, double glazed windows to the rear and side and double doors to the kitchen.

### **First Floor Landing**

Carpet flooring, one radiator, loft hatch and an airing cupboard.

### **Master Bedroom**

Carpet flooring, one radiator, double glazed window to the rear and a built in wardrobe.

### **Bedroom Two**

Carpet flooring, one radiator and double glazed window to the front.

### **Bedroom Three**

Tiled effect flooring, one radiator and double glazed window to the rear.

### **Bathroom**

Marble tiled effect flooring, chrome heated towel rail, partially tiled walls, double glazed window to the front, spotlights, vanity sink with chrome mixer tap, low level WC and a bath with glass screen and overhead shower.

### **Outside:**

#### **Front Garden**

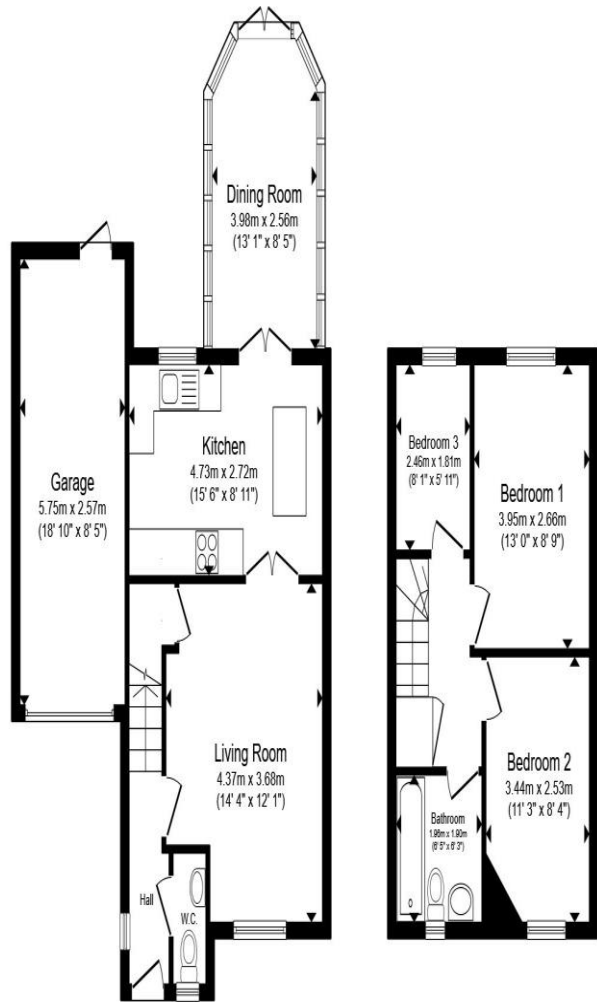
A shingle area, a tarmac driveway, access to the garage and steps up to the front door.

#### **Rear Garden**

A patio seating area, an L shaped decking area, flower beds, a tree, fully enclosed border, a shed and access to the garage.

#### **Garage**

An electric roller door, power, space for a washing machine and a door to the garden.



**Ground Floor**

**First Floor**

Total floor area 95.1 m<sup>2</sup> (1,023 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)



**welcome to**  
**Oak Eggar Chase,**  
**Pinewood, Ipswich**

- Three bedrooms
- Separate lounge, kitchen & dining room
- Ground floor cloakroom
- 1st floor bathroom
- Garage & off street parking

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

offers in excess of  
**£290,000**



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