



Purdis Farm Lane | | Ipswich | IP3 8UF

Guide Price £595,000

**NICHOLAS**  
— ESTATES —

## Key features

- 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

## Description

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



## Directions



## 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.

Co



# Floor plans

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band    EPC Rating **B**

# NICHOLAS

ESTATES

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