

# KEYSTONE



Pine View Road, Ipswich, IP1 4HS

£350,000

Extended Semi-Detached House

Kitchen

Dining Room

En-Suite

Cloakroom

Three Bedrooms

Lounge

Utility Room

Family Bathroom

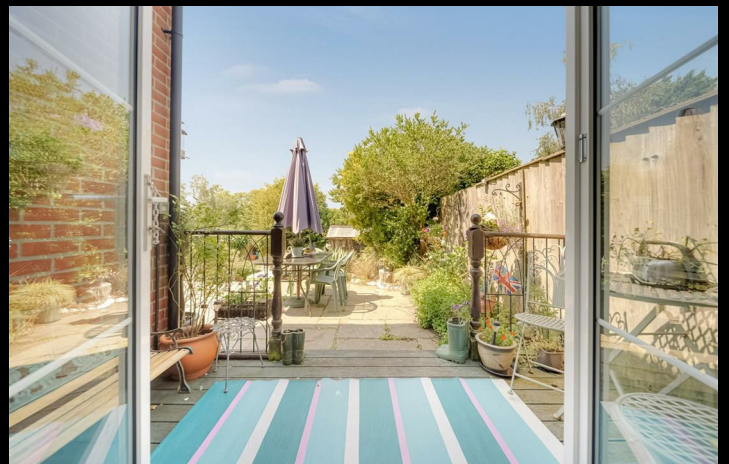
Garage & Driveway

# Pine View Road, Ipswich IP1 4HS

Nestled in the sought-after area of Pine View Road, this charming extended semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is undoubtedly the modern kitchen, which is designed to meet the needs of contemporary living. It is both stylish and functional, making it a delightful space for cooking and gathering with family and friends. Additionally, the property features two bathrooms, including an en-suite, ensuring convenience and privacy for all occupants.

Parking is a breeze with space for two vehicles, a valuable asset in this popular location. The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for those looking to settle in a vibrant neighbourhood.



#### Front entrance door

Leading to porch with door to hallway, stairs to first floor, two radiators, laminate flooring, understairs built-in cupboard and doors to lounge and dining room.

#### Dining Room

14'1 x 11'6

Bay window to front and cast-iron fireplace.

#### Lounge

17'9 x 10'3

With French doors and windows to rear, radiator and tiled cast iron fireplace.

#### Kitchen/Breakfast Room

11'0 x 10'3

Fitted with a range of base units and drawers with matching wall mounted cabinets, sink & drainer unit with tiled splashbacks, built-in hob with extractor over, built in double oven, integrated fridge, integrated dishwasher, radiator, windows to rear and side.

#### Utility Room

9'9 x 7'4

Fitted with base units and wall mounted cabinets, sink & drain unit with tiled splashbacks, space for washing machine, heated towel rail, wall mounted boiler, door to side and window to side.

#### WC

Fitted with WC, handbasin, tiled splashback, radiator and laminate flooring.

#### First Floor Landing

With loft access and window to side.

#### Bedroom 1

13'4 x 11'1

Window to rear, skylight to side and radiator.

#### Ensuite

Fitted with free standing roll top bath with tiled splashback, WC, vanity inset sink with storage below, heated towel rail, skylight to side and window to front.

#### Bedroom 2

10'2 x 11'2

Bay window to front, radiator, laminate flooring and built-in wardrobes.

#### Bedroom 3

13'0 x 10'3

Window to rear, radiator and built-in airing cupboard.

#### Bathroom

Fitted with shower cubicle, WC, vanity inset sink with storage below, heated towel rail, tiled splashbacks and window to front.

#### Outside

To the front of the property there is a driveway that leads to a garage with up & over door, power and light connected and personal door to rear.

The rear garden is laid out into tiers with large patio area with raised deck, mature flower beds and borders, numerous patio areas and raised flower beds.



## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

