



Purdis Farm Lane | | Ipswich | IP3 8UF

Guide Price £595,000

NICHOLAS
— ESTATES —

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

- In-Tray Solar Panels
- Electric Vehicle Charging Point
- Carport & Off Road Parking
- Air-Source Heat Pump
- Buyer Incentives Available
- 10-Year Structural Warranty

Entrance Hall

Enter via entrance door with understairs storage cupboard and utility cupboard, stairs leading to first floor and doors to;

Kitchen/Lounge

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.

Cloakroom/WC

Low-level WC and wash hand basin.



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.

Bedroom 1

Double glazed window to front aspect, door opening to Ensuite bathroom.

En-Suite Bathroom

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

First Floor Landing

Feature glass & oak balustrade, doors to;

Bedroom 2

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

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.

Bedroom 3

Inset velux window and door leading to En-Suite Shower Room.

En-Suite Shower Room

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

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.

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 **New Build** EPC Rating **B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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