

# KEYSTONE



Grove Walk, Pinewood, Ipswich, IP8 3HN

Offers In Excess Of £600,000

One Of A Kind Family Residence

Five Bedrooms

Kitchen/ Breakfast Room

Lounge/Dining Room

Large Sweeping Driveway With Electric Gates

Detached House

Two En-Suites

Utility Room & Cloakroom

Large Games Room/Potential Annexe

Views Over Parkland



# Grove Walk, Ipswich IP8 3HN

Nestled in the tranquil setting of Grove Walk, Pinewood, this impressive detached house offers a perfect blend of space and comfort. With five generously sized bedrooms and three well-appointed bathrooms, this residence is ideal for families seeking both room to grow and a peaceful environment.

The property is situated on a no-through road, ensuring a quiet and safe atmosphere, while also providing stunning views over the adjacent parkland. This picturesque backdrop enhances the charm of the home, making it a delightful retreat from the hustle and bustle of everyday life.

As you approach the property, you will be greeted by a sweeping in-and-out driveway with electric gates, offering ample parking for residents and guests alike. The spacious reception rooms provide a welcoming area for relaxation and entertainment, making it the heart of the home.

This individual detached home is not only large in size but also offers a unique opportunity to enjoy a serene lifestyle in a sought-after location. With its combination of modern living and natural beauty, this property is a rare find in the Ipswich area. Whether you are looking to settle down, this home promises to meet your needs and exceed your expectations.



### Entrance Hallway

With tiled flooring, radiator and door to garden.

### Inner Hallway

14'7 9'3

Stairs to first floor, tiled flooring and radiator.

### Lounge

14'8 x 13'6

Bay window to front, laminate flooring and radiator.

### Dining Area

24'5 x 15

Window to front, French doors to rear, laminate flooring and two radiators.

### Kitchen/Breakfast Room

25'8 x 9'8

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit, 5 ring induction hob with extractor over, double built in oven and built in microwave/oven, two integrated fridges, integrated freezer, integrated dishwasher, space for tumble dryer, granite worktops, radiator, windows to front and sides and door to rear.

### Games Room

20 x 16'4

Two windows to front, windows to rear, laminate flooring and two radiators. There is also partial work to convert part of the games room into a wet room and there is potential to covert the space into an annexe (SSTP)

### Cloakroom

Fitted with w/c, vanity inset sink, tiled flooring, radiator and window to rear.

### First Floor

Landing with feature window to rear and built in cupboard.

### Bedroom One

11'2 x 11'1

Window to front and radiator.

### En-Suite/Dressing Room

10'4 x 9'9

Fitted with double shower, hand basin, w/c, tiled flooring, built in wardrobes, radiator and window to front.

### Bedroom Two

15'2 x 10' 8

Window to front, radiator and built in wardrobe.

### En-Suite

Fitted with double shower, pedestal wash basin, radiator, tiled walls, tiled flooring and window to rear.

### Bedroom Three

8'6 x 7'9

Window to rear and radiator.

### Bedroom Four

9'9 x 9'9

Window to rear and radiator.

### Bedroom Five

8'8 x 7'7

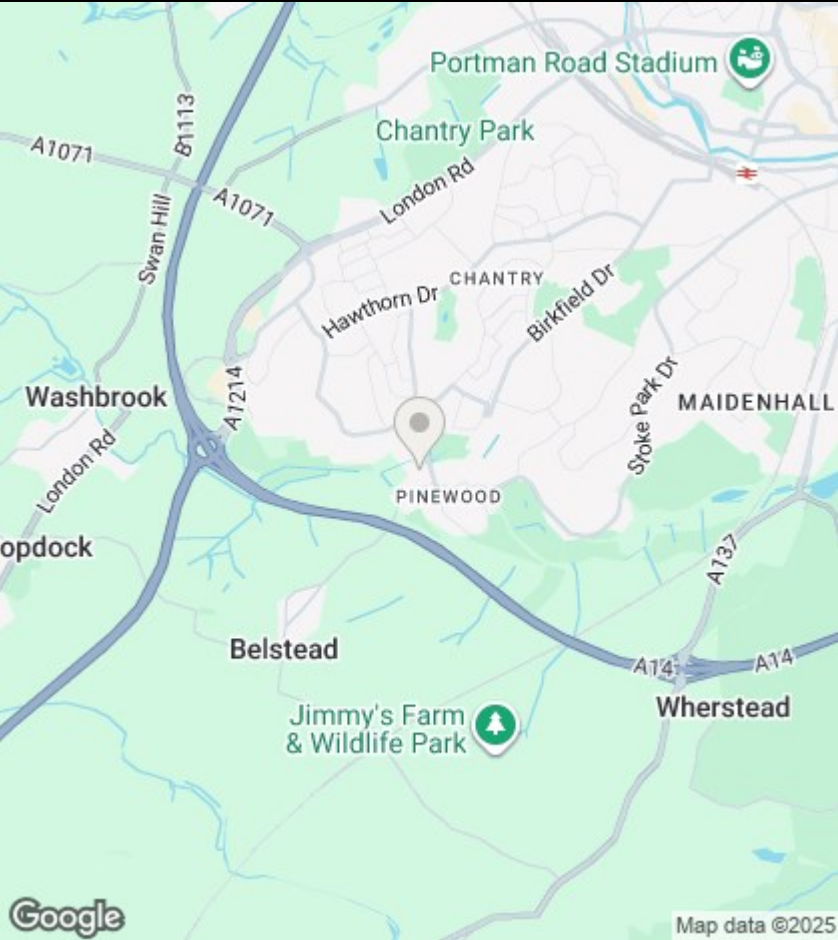
Window to front and radiator.

### Bathroom

Fitted with suite comprising of panel bath, vanity inset sink, w/c, tiled splash backs, heated towel rail and window to rear.

### Outside

To the front of the property there is a grand sweeping in and out driveway with double electric gates, raised flower bed and laid to block paving. There is side access that leads to the rear garden. The rear garden has a generous patio area and is laid to lawn with flower beds and a raised deck area. The property also benefits from having views over parkland to the rear.



Viewings

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

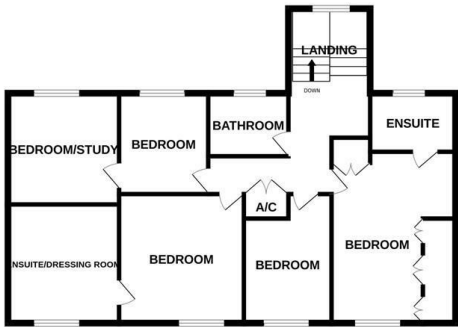
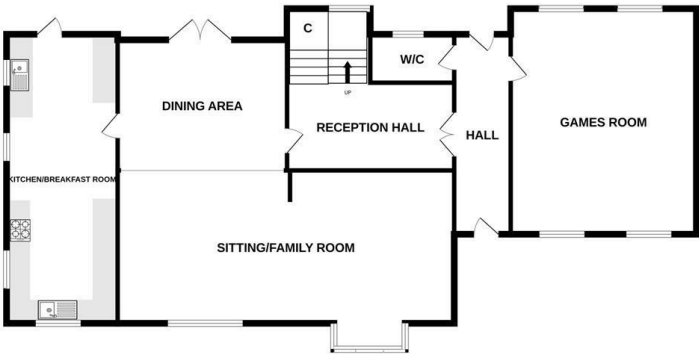
EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 56      | 74                      |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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