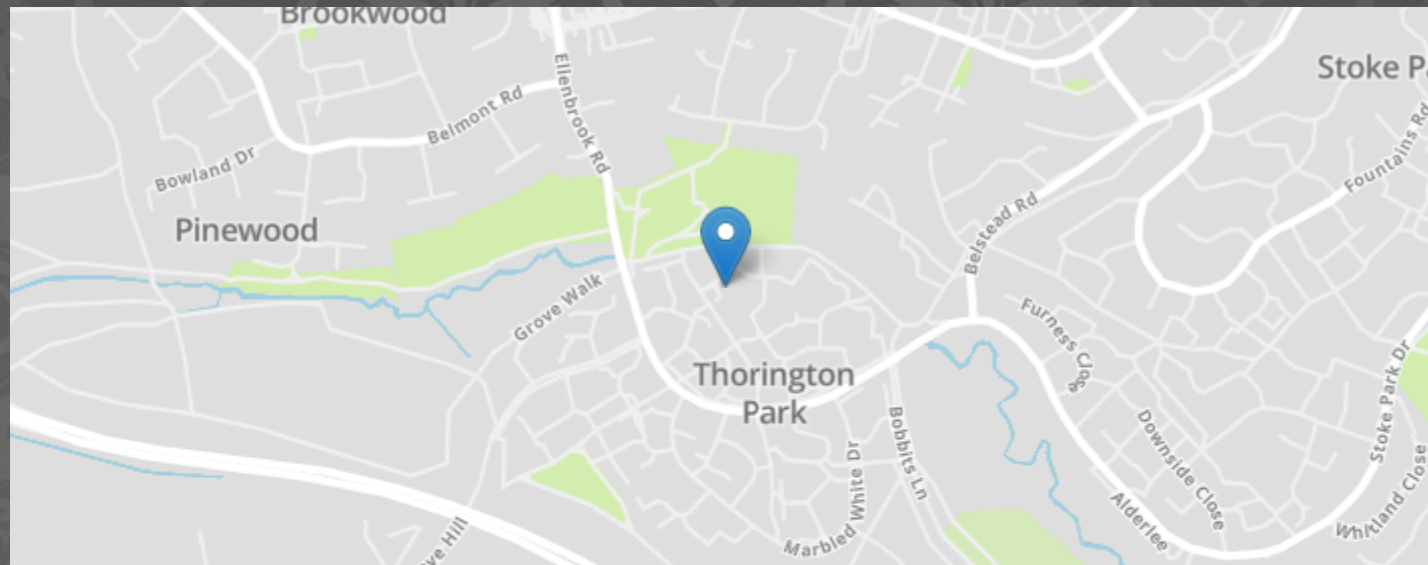


Swallowtail Close, Pinewood, Ipswich



- PINWOOD AREA OF IPSWICH
- GARAGE & OFF ROAD PARKING
- CLOAKROOM & FAMILY BATHROOM
- BUILT IN WARDROBES IN MAIN BEDROOM AND BEDROOM 2
- DETACHED 4 BEDROOM HOUSE
- EN-SUITE SHOWER ROOM
- UTILITY ROOM
- PLEASANT GARDENS

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MARKS & MANN



Swallowtail Close, Pinewood, Ipswich

Marks & Mann Estate Agents Ltd are delighted to offer for sale this FOUR BEDROOM DETACHED HOUSE situated in the West of Ipswich. The property comprises of entrance hallway, lounge, kitchen, utility, dining room, cloakroom, four bedrooms with an ensuite to bedroom one, family bathroom and front and rear gardens. The property has the added benefit of having gas central heating, off road parking and garage. In the valuer's opinion early viewing is advised to avoid any disappointment.

£350,000 Offers In Excess Of

Swallowtail Close, Pinewood, Ipswich

Hallway

Double glazed entrance door leading to Hallway with stairs rising to first floor, courtesy door to the garage, doors to dining room, kitchen, lounge and cloakroom.

Cloakroom

Low level WC, Wash hand basin.

Lounge

4.479m x 3.174m (14' 8" x 10' 5") Box bay window to front aspect, radiator, feature fireplace.

Kitchen

2.789m x 2.78m (9' 2" x 9' 1") Double glazed window to rear overlooking the garden, range of floor and wall units with co-ordinated work surfaces, inset sink drainer unit, integrated oven, hob and extractor, space for fridge freezer and washing machine, integrated water softener which the vendor advises us will remain. Opening leading to the utility area.

Utility Room

2.782m x 1.212m (9' 2" x 4' 0") Double glazed window to rear aspect and door to side leading to garden, range of floor units with co-ordinated work surface with inset sink and drainer.

Dining Room

3.309m x 2.680m (10' 10" x 8' 10") Window to rear aspect, radiator

Landing

Doors to all bedrooms, bathroom and airing cupboard

Bedroom 1

3.776m x 2.66m (12' 5" x 8' 9") Window to rear aspect, built in wardrobe, radiator, door to en-suite

En-suite Shower Room

Window to side aspect, suite comprising of wash hand basin, low level wc and shower cubicle

Bedroom 2

2.752m x 3.009m (9' 0" x 9' 10") Window to front aspect, radiator, built in wardrobes

Bedroom 3

3.482m x 3.761m (11' 5" x 12' 4") Window to front aspect, restricted ceiling height at the front of the room due to sloping ceiling.

Bedroom 4

3.082m x 1.719m (10' 1" x 5' 8") Window to rear, radiator

Family Bathroom

Window to side aspect, suite comprising of low level wc, wash hand and bath with mixer tap shower.

External Details

The mature garden backs onto woodland and is mainly laid to lawn with established plant, hedge and shrub borders, patio area and shed to remain, and side access gates. To the front there off road parking leading to the GARAGE.



Swallowtail Close, Pinewood, Ipswich

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

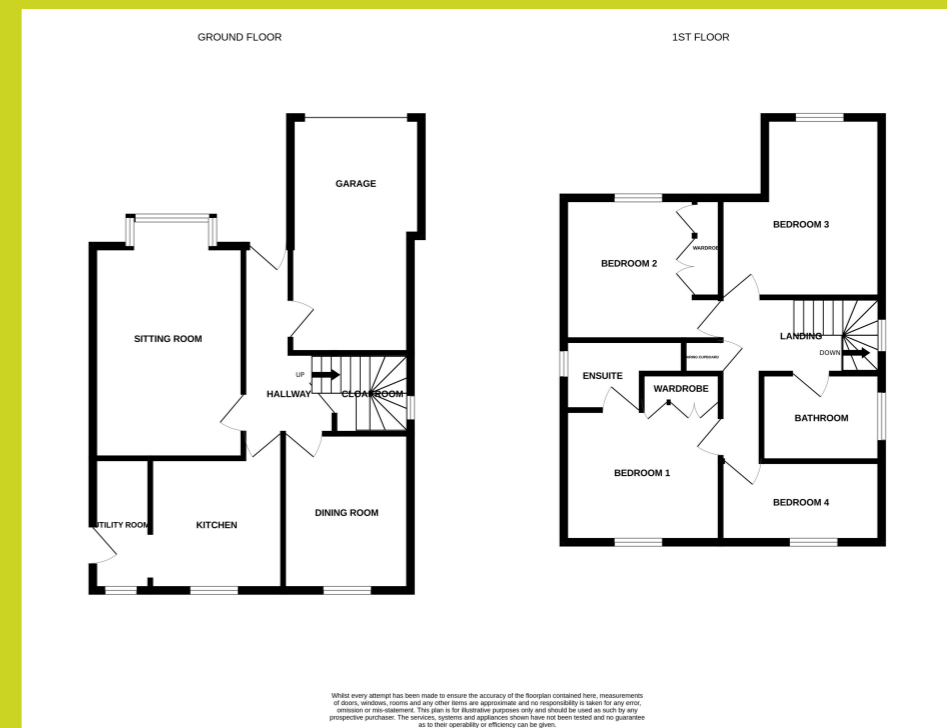
New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.



The above floor plans are not to scale and are shown for indication purposes only.

