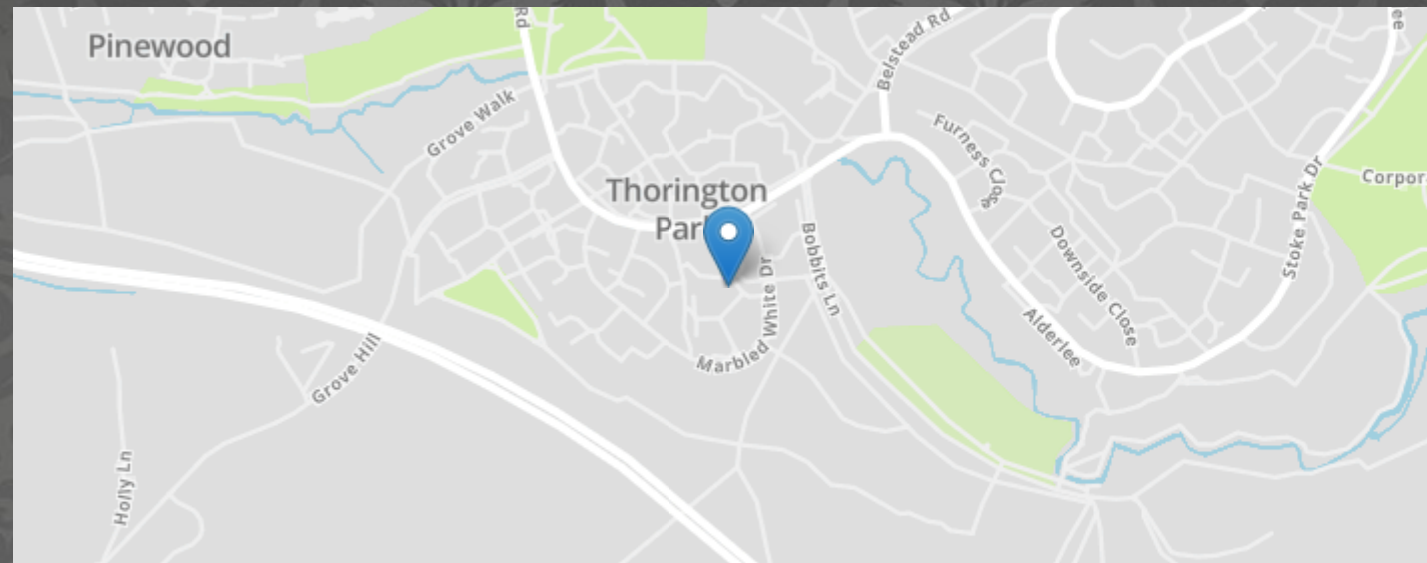


Springtail Road, Pinewood, Ipswich



- DETACHED
- GARDEN
- WELL KEPT
- CLOSE TO AMENITIES
- STUDY

- THREE BEDROOM
- OFF ROAD PARKING
- IDEAL LOCATION
- UTILITY ROOM
- TWO BATHROOMS

MARKS & MANN

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Website www.marksandmann.co.uk

MARKS & MANN



Springtail Road, Pinewood, Ipswich

We are delighted to bring this exceptionally well kept and well presented three bedroom detached home to the open market for sale. The property is situated in an ideal location on a quiet road close but conveniently positioned near to amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room, kitchen, utility room, study and cloakroom. To the first floor: Landing, bedroom one which features an En-suite and built in wardrobes, bedroom two, bedroom three and the family bathroom. Externally the property benefits from off road parking to the front aspect and garden to the rear aspect which has been designed and kept with love.

Call now to register your interest and arrange a private first hand viewing.

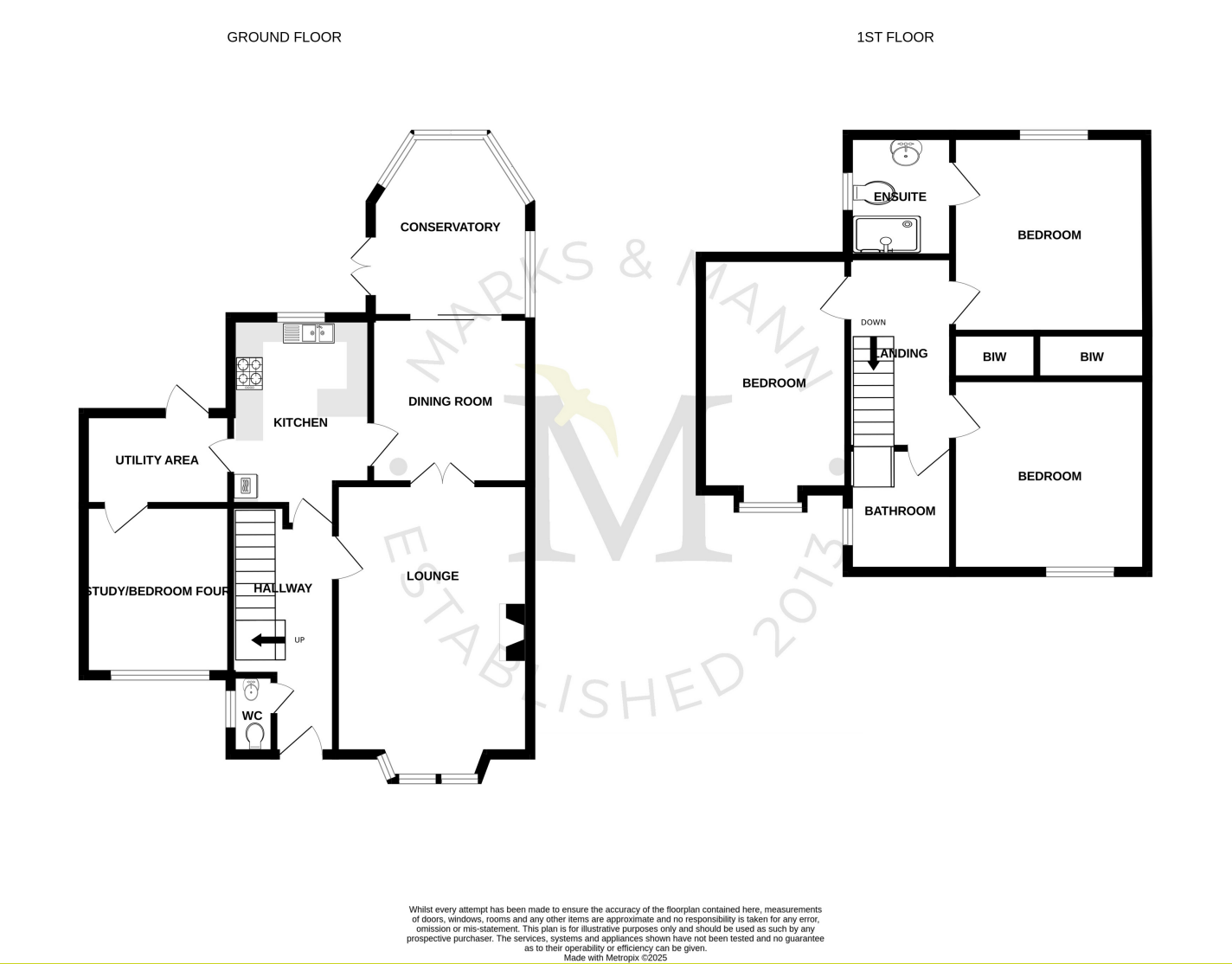
£399,950

Springtail Road, Pinewood, Ipswich

Front Garden	
Block paved driveway providing off road parking for one/two cars. Shingle area. Side access to rear garden. Path leading to:	
Entrance Door	
Panel and glazed door leading to:	
Hallway	
Radiator. Stairs leading to first floor. Understairs storage cupboard.	
Cloakroom	
Double glazed window to side. Low-level WC. Pedestal wash hand basin. Radiator. Laminate style flooring.	
Lounge	
15' 8" x 11' 3" (4.77m x 3.42m) Double glazed bay window to front. Feature fireplace with gas fire. Radiator. Panel and glazed French doors leading to:	
Dining Room	
10' 10" x 9' 3" (3.30m x 2.81m) Bi fold doors to rear. Radiator.	
Conservatory	
Double glazed windows to sides and rear. Double glazed French doors to rear garden.	
Kitchen	
13' 8" x 8' 6" (4.16m x 2.58m) Double glazed window to rear. Integrated dishwasher and washing machine. Fitted gas hob with extractor over. Fitted double oven. One and a quarter single drainer sink unit with mixer tap. Range of eye level units and range of wall mounted units with cupboards and drawers. Inset lights.	
Utility Area	
Space for fridge/freezer and tumble dryer. Range of wall mounted units. Double glazed door to rear. Double glazed window to rear.	
Study/Bedroom Four	
Double glazed window to front. Work tops.	
Landing	
Airing cupboard housing boiler. Loft access.	
Bedroom One	
13' 6" x 11' 5" (4.11m x 3.49m) Double glazed window to rear. Two built in wardrobes. Radiator.	

Ensuite	
Double glazed window to side. Double shower cubicle. Low-level WC. Radiator. Inset lights. Coved ceiling. Tiled splashbacks.	
Bedroom Two	
11' 6" x 11' (3.51m x 3.36m) Double glazed window to front. Radiator. Built in wardrobe.	
Bedroom Three	
13' 7" x 8' 7" (4.14m x 2.62m) Double glazed window to front and rear. Radiator. Built in wardrobe. Loft access.	
Bathroom	
Double glazed window to side. Panelled bath with mixer tap. Pedestal wash hand basin. Low-level WC. Tiled splashback.	
Side Garden	
Side access to front.	
Rear Garden	
North facing. Panelled fencing to sides and rear. Flower beds. Laid to lawn. patio area. Decked area. Seating area. Stream.	
Location	
Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.	
Directions	
Using a SatNav, please use IP8 3UA as the point of destination.	
Important information	
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band D EPC rating: TBC	
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.	
Council Tax Band At the time of writing the council tax band for this property is band D.	

Springtail Road, Pinewood, Ipswich



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

