



Springtail Road | Pinewood | Ipswich | IP8 3UA

Guide Price £340,000 Freehold

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# Springtail Road, Pinewood, Ipswich, IP8 3UA

## INTRODUCTION

An exceptional, thoughtfully extended and remodelled, stylish three-bedroom semi-detached family home located on the popular Pinewood development to the Southwestern fringes of Ipswich, convenient to the A12. Favourably tucked at the end of a pleasant cul-de-sac, the tastefully presented contemporary accommodation is of good proportions and briefly comprises; entrance lobby, entrance hall, striking fully fitted kitchen and dining room with separate utility room off, spacious sitting room and cloakroom on the ground floor with landing, three bedrooms, en-suite off bedroom one and family bathroom on the first floor. To the outside there is ample driveway off road parking and access to an attached garage to the front, whilst to the rear there is a Southerly facing landscaped garden with entertainment patio and superb garden office. Viewing is highly advised.



## DOUBLE GLAZED FRONT DOOR TO

### ENTRANCE LOBBY

Double glazed window to side, radiator, wood effect tiled floor, inset LED lighting, opening through to entrance hall.

### ENTRANCE HALL

Radiator, wood effect tiled floor, under stairs storage cupboard, stairs rising to first floor, doors to:

### SITTING ROOM

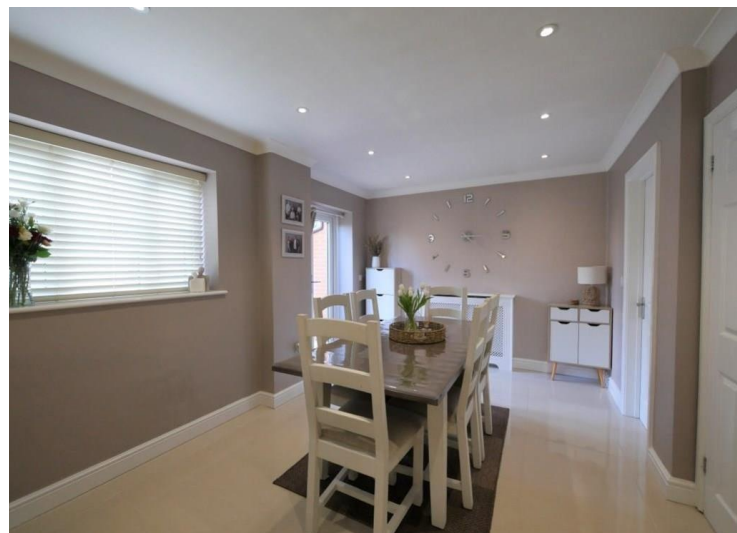
16' 2" x 10' 8" approx. (4.93m x 3.25m) Double glazed shallow bay window to front, radiator, sky television and broadband points.

### KITCHEN AND DINING ROOM

23' 10" x 10' 11" approx. (7.26m x 3.33m) Twin double glazed windows to rear, double glazed French doors to garden, radiator, comprehensive range of contemporary cupboard and drawer gloss fronted fitted units with integral carousel, under unit courtesy lighting over Corian work surfaces and extended breakfast bar, inset composite sink drainer unit with mixer tap, inset induction hob with extractor over, built-in NEFF slide and hide oven and microwave/grill, integrated dish-washer, washer-dryer, tall fridge and under counter freezer, plinth LED floor level lighting, polished porcelain tiled floor, inset LED lighting, doors to built-in storage cupboard and utility room.

### UTILITY ROOM

5' 7" x 3' 10" approx. (1.7m x 1.17m) Double glazed window to side, polished porcelain tiled floor, inset LED lighting.





### CLOAKROOM

Obscured double glazed window to front, chrome heated towel rail, low level WC with concealed cistern, mounted hand wash-basin with mixer tap and cupboard under, tiled floor.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Loft access with pull down ladder to fully boarded loft space with light, built-in airing cupboard housing modern wall mounted gas fired boiler, doors to:

### BEDROOM ONE

8' 11" x 13' 7" approx. (2.72m x 4.14m) Double glazed window to rear, radiator, built-in wardrobe, television point, light wood effect flooring, door to en-suite.

### EN-SUITE

Obscured double glazed window to rear, modern suite consisting of a extra wide mounted hand-wash basin with mixer tap and cupboard under, low level WC and double shower cubicle with fixed head thermostatic shower and separate rinser, stone effect tiled walls and floor, inset LED lighting, extractor fan.

### BEDROOM TWO

11' 2" x 7' 7" approx. (3.4m x 2.31m) Double glazed window to front, radiator, built-in wardrobe, light wood effect flooring.

### BEDROOM THREE

9' 9" x 6' 8" approx. (2.97m x 2.03m) Double glazed window to front, light wood effect flooring.

### FAMILY BATHROOM

Obscured double glazed window to side, chrome heated towel rail, mounted hand-wash basin with mixer tap and cupboard under, low level WC with concealed cistern and vanity surface atop, panelled bath with mixer tap and fixed head thermostatic shower and separate rinser, tiled walls and floor, inset LED lighting, extractor fan.

### OUTSIDE

The attractive frontage consists of a brick paved driveway with soffit LED lighting providing ample off-road parking and access to an attached garage with up and over entry door, mains power and lighting, there is an external tap. The Southerly facing landscaped rear garden is predominantly laid to entertainment patio with an area of artificial lawn and shingled areas to the rear, there is a personal door to the garage and garden office, external lighting and tap.

### PURPOSE BUILT GARDEN SMART OFFICE

10' 2" x 6' 11" approx. (3.1m x 2.11m) Double glazed entry door, double glazed windows to front and side, internally insulated, mains power and lighting.

### GARAGE

19' 0" x 9' 11" approx. (5.79m x 3.02m)

Up and over entry door, personal door to rear garden, mains power and lighting.

### BABERGH DISTRICT COUNCIL

Tax band C - approximately £1,834.47 PA (2023-2024).

## NEAREST SCHOOLS

Gusford Primary and Chantry Academy High (.gov online).

## DIRECTIONS

From the A12 Copdock roundabout take the second exit onto A1214, in 0.4 miles, at the roundabout take the third exit onto Scrivener Drive, in 0.3 miles, at the roundabout take the second exit onto Shepherd Drive, in 300 yards, at the roundabout take the second exit onto Belmont Road, in 0.7 miles turn right onto Ellenbrook Road, in 0.5 miles turn right onto Marbled White Drive, in 140 yards turn onto Springtail Road. The property is found at the end of the cul-de-sac on the left.

## CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers

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Energy performance certificate (EPC)			
Springtail Road Pinewood IPSWICH IP8 3UA	Energy rating <b>C</b>	Valid until: 11 February 2034	Certificate number: 3206-1334-1002-1192-1406
Property type	Semi-detached house		
Total floor area	103 square metres		



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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