



Forester Close | Pinewood | IP8 3TF

Price £290,000 Freehold

 **your ipswich**
estate agents

Forester Close, Pinewood, Ipswich, IP8 3TF

We are delighted to be offering for sale this 3 bedroom detached family house located on the sought after Pinewood development within walking distance to local shops schools and bus service. The property is arranged over two floors comprising; entry hall, ground floor cloakroom, modern kitchen, utility, lounge opening into dining, 3 double bedrooms with en-suite shower room to master bedroom and family bathroom. The property further benefits from solar panels to the rear roof, gas central heating, double glazing throughout, enclosed established rear garden, single garage and off road parking. We are offering the property for sale with NO ONWARD CHAIN.



ENTRANCE HALL

Part glazed door into entrance hall, built in storage units, radiator, stairs to first floor, door off to kitchen, G/F cloak room, lounge.

KITCHEN

9' 6" x 7' 6" (2.9m x 2.29m) Modern fitted kitchen with matching wall and base units with work tops, inset stainless steel sink & drainer with swan neck mixer tap, 4 ring gas hob, electric oven extractor over, space for fridge freezer, radiator, tile effect flooring, double glazed window to front aspect, archway through to utility room.



UTILITY ROOM

5' x 4' (1.52m x 1.22m) Work top with Bosch dish washer and Hotpoint washing machine (both to remain) wall mounted Valliant gas boiler, extractor fan, tile effect flooring, part glazed door to side aspect.

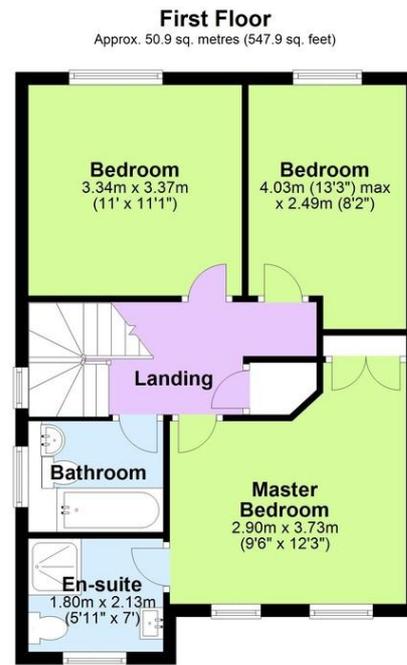
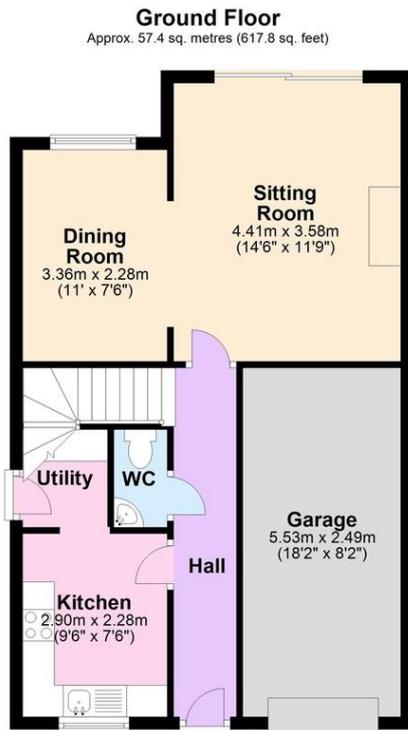
CLOAK ROOM

Comprising low level WC, hand basin, radiator, laminate flooring, extractor fan.

LOUNGE

14' 6" x 11' 9" (4.42m x 3.58m) Laminate flooring, marble fire place with wood surround, electric coal effect fire, UPVC patio doors to rear aspect, archway through to dining room.





Total area: approx. 108.3 sq. metres (1165.7 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

DINING ROOM

11' x 7' 6" (3.35m x 2.29m) Laminate flooring, double glazed window to rear aspect, radiator, storage cupboard under stairs.

STAIRS

Carpeted stairs and landing, double glazed window to side aspect on landing, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

BEDROOM 1

12' 3" x 9' 6" (3.73m x 2.9m) Carpeted flooring, radiator, 2 double glazed window to front aspect, 2 door built in wardrobe, door into en-suite.

EN-SUITE

7' x 5' 11" (2.13m x 1.8m) Comprising low level WC, wash hand basin with cupboards under, shower cubicle, laminate flooring, double glazed window to front aspect, extractor fan.

BEDROOM 2

11' 1" x 11' (3.38m x 3.35m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

13' 3" x 8' 2" (4.04m x 2.49m) Carpeted flooring, radiator, double glazed window to rear aspect.

BATHROOM

7' x 6' (2.13m x 1.83m) Comprising low level WC, wash hand basin, bath with mixer shower attachment, radiator, vinyl floor covering, double glazed window to side aspect.

GARAGE

18' 2" x 8' 2" (5.54m x 2.49m) Up & over roller door, power & lighting connected.

OUTSIDE

Paved driveway leading to single garage, driveway providing off road parking for 1 car, front lawn, side gate for pedestrian access to rear garden which is mainly laid to lawn, patio area for entertaining, flower & shrub borders with Magnolia tree, garden all enclosed by panel and close board fencing.

COUNCIL

Babergh District Council
Council Tax band (D) £1,954.00

NEAREST SCHOOLS

Gusford Primary School & Chantry Academy

Forester Close
Pinewood
IPSWICH
IP8 3TF

Energy rating

B

Valid until:

15 February 2033

Certificate number: 0928-0201-0007-1613-3610

SERVICES

We understand all mains services are connected.

SOLAR PANNELS

Located on the rear side of the roof.



**VIEWING STRICTLY BY APPOINTMENT
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