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Yew Tree Rise, Pinewood, Ipswich,
Suffolk, IP8 3RH
Asking Price £230,000

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- End of Terrace Bungalow
- Two Bedrooms
- Lounge & Garden Room
- Kitchen
- Shower Room
- Off-Road Parking
- Detached Garage to Rear
- Private & Non-Overlooked Rear Garden



Tucked away down a cul-de-sac on the popular Pinewood development just a few minutes from the A12 and A14 commuter trunk roads lies this nicely presented two-bedroom end of terrace bungalow. The bungalow comes with off-road parking, a detached garage to the rear, and a very private and non-overlooked rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on

offer which comprises an entrance hall, shower room, two bedrooms, lounge, kitchen, and a garden room.

Pinewood is a sought-after location situated to the south-west of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors' surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter

road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.

The county town of Ipswich mixes historic character with a more modern waterfront and town centre. You will find medieval streets and older buildings in areas like the town centre, alongside regenerated docks, restaurants, cultural venues, and the university area around the Waterfront. The

town is also an important economic hub for Suffolk, with strengths in business, education, culture, and links to nearby Felixstowe port and London by rail with a journey time of approximately 1hr 15mins. Ipswich offers a range of local amenities including schools, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park and Christchurch Park, and recreational facilities.



Outside – Front: The garden is laid to lawn with shrub borders and a driveway providing off-road parking that continues alongside the bungalow to the garage at the rear.

Entrance Hall: Airing cupboard, a radiator, and doors providing access to:

Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, tiled

splashbacks, and an opaque window to the side aspect.

Bedroom One: 13'3" x 9'10" (4.04m x 3m) Window to the front aspect and a radiator.

Bedroom Two: 9'6" x 7'3" (2.9m x 2.2m) Window to the front aspect and a radiator.

Lounge: 17'7" x 11'5" (5.36m x 3.48m) Window through to the garden room, two radiators, and door leading to:

Kitchen: 11'7" x 6'3" (3.53m x 1.9m) Fitted with a range of modern eye and base units with drawers, square edge work

surfaces, one-and-a-half bowl stainless-steel sink and drainer, and metro tile splashbacks. Integrated appliances include an oven, hob and extractor hood with space for a fridge freezer and washing machine. There is a built-in cupboard, breakfast bar, radiator, tiled floor, window to the side aspect, and a door giving access to:

Garden Room: 16'1" x 5'9" (4.9m x 1.75m) The garden room spans the full width of the property with windows to the rear and side aspects, sliding patio door

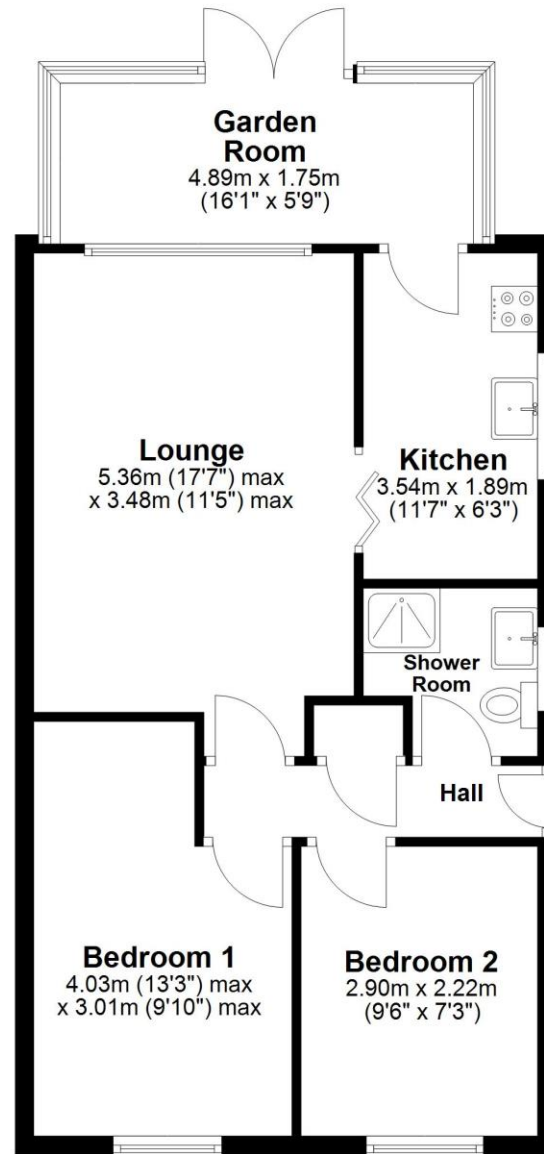
opening out to the rear garden, a radiator, and tiled floor.

Outside – Rear: There is a patio leading out from the garden room with the remainder being laid to lawn with mature hedging and trees, a detached garage with driveway in front, and the garden is very private and non-overlooked.

Detached Garage: Up and over door, pedestrian door opening out to the rear garden, and power and light is connected.

Ground Floor

Approx. 56.5 sq. metres (608.5 sq. feet)
(excluding Hall)



Total area: approx. 56.5 sq. metres (608.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: C

Council Tax Band: B



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