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Bowland Drive, Ipswich, Suffolk, IP8

3RW

Guide Price £290,000 to £300,000

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- Detached House
- Three Bedrooms
- First Floor Bathroom
- Ground Floor Cloakroom
- Off-Road Parking
- Detached Garage
- Low-Maintenance Rear Garden



This nicely presented three-bedroom detached house is situated in a quiet close on the popular Pinewood development towards the southwest side of Ipswich and offering good access to the A12 and A14 commuter trunk roads, town centre and waterfront. The property benefits from a driveway providing off-road parking, detached garage which could be converted into a studio, office, gym or annexe (subject to permissions) and already has plumbing in place, a low-maintenance rear garden, gas

central heating, and double-glazing.

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 offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Outside - Front: The garden is laid to lawn with flowerbeds and mature hedgerow, a driveway provides off-road parking, and a gate to the side leads to the detached garage with further parking in front.

Entrance Hall: Radiator, wood floor, stairs to the first floor, and doors to the cloakroom and lounge.

Cloakroom: A two-piece suite comprising low-level WC and pedestal hand wash basin with decorative tile splashback; with a radiator, laminate floor, and double-glazed opaque window to the front aspect.



Lounge: 13'11" x 11'11" (4.24m x 3.63m)

Double-glazed window to the front aspect, feature electric fire with surround, radiator, wood floor, and is open plan into:

Kitchen / Dining Room: 15'3" x 9'4" (4.65m x 2.84m) Fitted with a range of modern eye and base level units with wood work surfaces and upstands, stainless steel sink and drainer, radiator, ceiling inset spotlights, and wood floor. The integrated appliances include a dishwasher, fridge freezer, electric oven and induction hob. There is a cupboard housing the boiler and an understairs cupboard, and the

kitchen / dining room is dual aspect with double-glazed window to the rear, double-glazed door opening out to the driveway at the side and double-glazed French doors opening out to the rear garden.

First Floor Landing: Double-glazed window to the side aspect and doors to the bedrooms and bathroom.

Bedroom One: 11'10" x 9'3" (3.6m x 2.82m) Double-glazed window to the rear aspect and radiator.

Bedroom Two: 11'5" x 9' (3.48m x 2.74m) Double-glazed window to

the front aspect, radiator, airing cupboard, and built-in wardrobe.

Bedroom Three: 9'2" x 7'10" (2.8m x 2.4m) Double-glazed window to the front aspect, radiator, over stairs cupboard, and built-in wardrobe with sliding door.

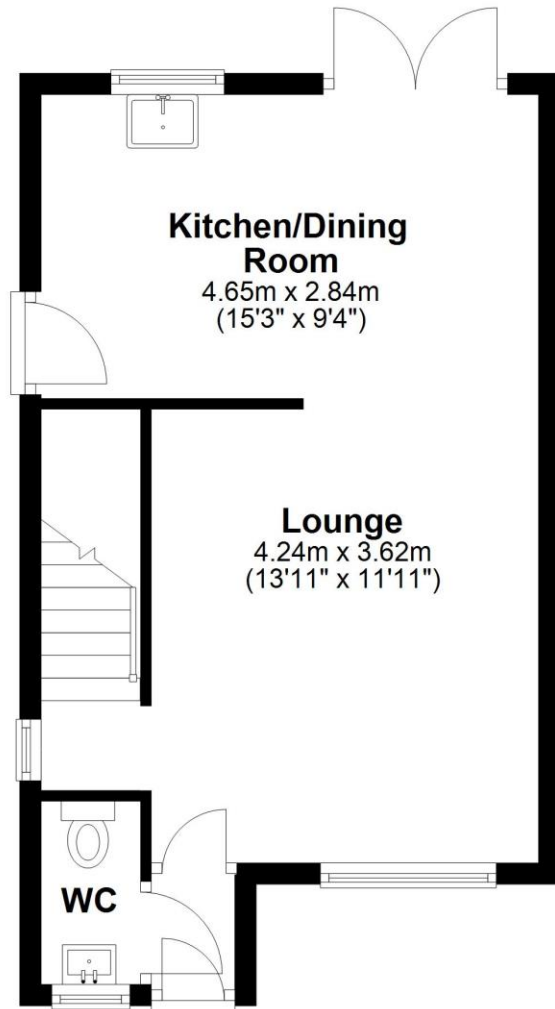
Family Bathroom: A three-piece suite comprising bath with digitally controlled Mira shower over and shower screen, low-level WC with hidden cistern and vanity hand wash basin with storage beneath. The bathroom has a heated towel rail, tiled walls and floor, extractor fan, and double-glazed opaque window to the rear aspect.

Outside - Rear: The garden is predominantly laid to lawn with patio seating area, flowerbeds, wooden shed, and is fully enclosed by fencing and retaining walls.

Detached Garage: 20'6" x 12'3" (6.25m x 3.73m) The garage has the potential to be turned into a studio, office, gym or annexe (subject to permissions) and already has plumbing in place for a shower room and kitchenette. There is power and light connected, laminate floor, up and over door providing vehicular access, three windows to the side aspect, and French doors opening out to the side.

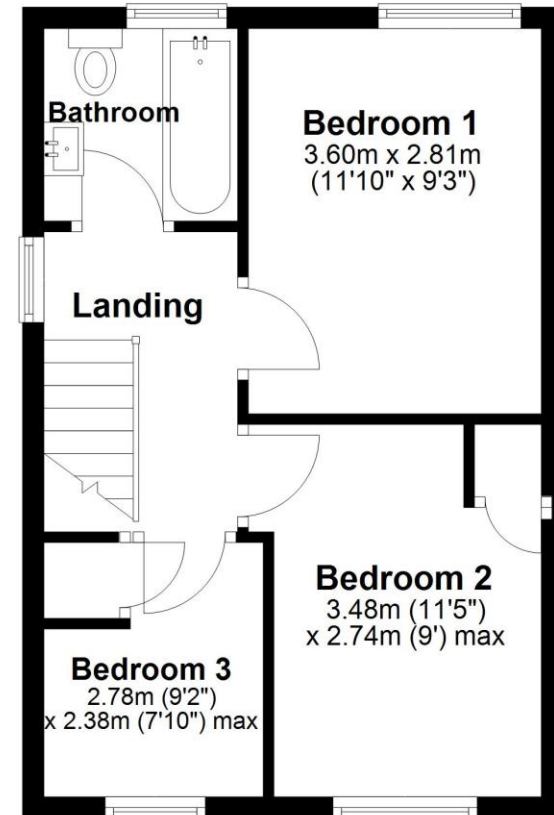
Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 91.7 sq. metres (986.6 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

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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