


Wilding Road, Ipswich, Suffolk, IP8
3SG
Offers In Excess Of £450,000

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- Substantial Detached House
- Four/Five Bedrooms
- Two/Three Reception Rooms
- Kitchen/Breakfast Room & Utility Room
- Bathroom & En-Suite Shower Room
- Double Garage & Ample Off-Road Parking
- Private Secluded Rear Garden




Tucked away down a cul-de-sac on the sought-after Pinewood development offering good access out to the A12 and A14 commuter trunk roads lies this substantial four / five-bedroom detached house. The family home benefits from a double garage, ample off-road parking on a tarmac driveway and additional block-paving, private secluded rear garden, and the side of the property abuts woodland.

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**: There is a tarmac driveway and two block-paved areas providing off-road parking for four cars, access to the garage, and gated side access to the rear garden.
**Double Garage**: *16'7" x 16'6" (5.05m x 5.03m)* Electric roller door, power and light connected, and a pedestrian door opening out to the rear garden.

**Entrance Hall**: Radiator, turning staircase to the first floor with understairs cupboard, and doors to:
**Cloakroom**: A two-piece suite comprising low-level WC and hand wash basin; with a radiator and opaque window to the side aspect.
**Study / Snug / Fifth Bedroom**: *11'8" x 9'9" (3.56m x 2.97m)* Window to the side aspect, radiator, and loft access.
**Lounge**: *15'5" x 13'11" (4.7m x 4.24m)* Feature fireplace, radiator, and French doors opening through to:
**Conservatory**: *15'5" x 9' (4.7m x 2.74m)* Multiple windows with French doors opening out to a decked area and the rear garden.







**Dining Room**: *11'6" x 9'2" (3.5m x 2.8m)* Window to the front aspect and radiator.

**Kitchen / Breakfast Room**: *12'3" x 8'10" (3.73m x 2.7m)* Fitted with a range of modern eye and base level units with square edge work surfaces, ceramic sink and drainer, radiator, and windows to the rear and side aspects. All the appliances are integrated and include a wine fridge, dishwasher, undercounter fridge, double oven and electric hob with extractor hood over. An opening leads through to:

**Utility Room**: *8'9" x 7'7" (2.67m x 2.3m)* Fitted with an extensive range of eye and base level units with square edge work surface incorporating a sink, integrated fridge freezer and washer / dryer, and door opening out to the rear garden.

**Galleried Landing**: Window to the front aspect, radiator, airing cupboard, loft access, and doors to the bedrooms and bathroom.

**Bedroom**: *14' x 8'9" (4.27m x 2.67m)* Window to the side aspect, vertical radiator, built-in bedroom furniture, and door through to:

**En-Suite Shower Room**: A three-piece suite comprising tiled shower enclosure with Mira Platinum shower, low-level WC and vanity hand wash basin with storage beneath. There are eye level units to the sides of a wall-mounted vanity mirror with lighting, heated towel rail, tiled floor, half-height tiled walls, and opaque window to the rear aspect.

**Bedroom**: *10' x 10' (3.05m x 3.05m)* Window to the side aspect, radiator, and built-in bedroom furniture.

**Bedroom**: *11'6" x 9'4" (3.5m x 2.84m)* Window to the front aspect and radiator.

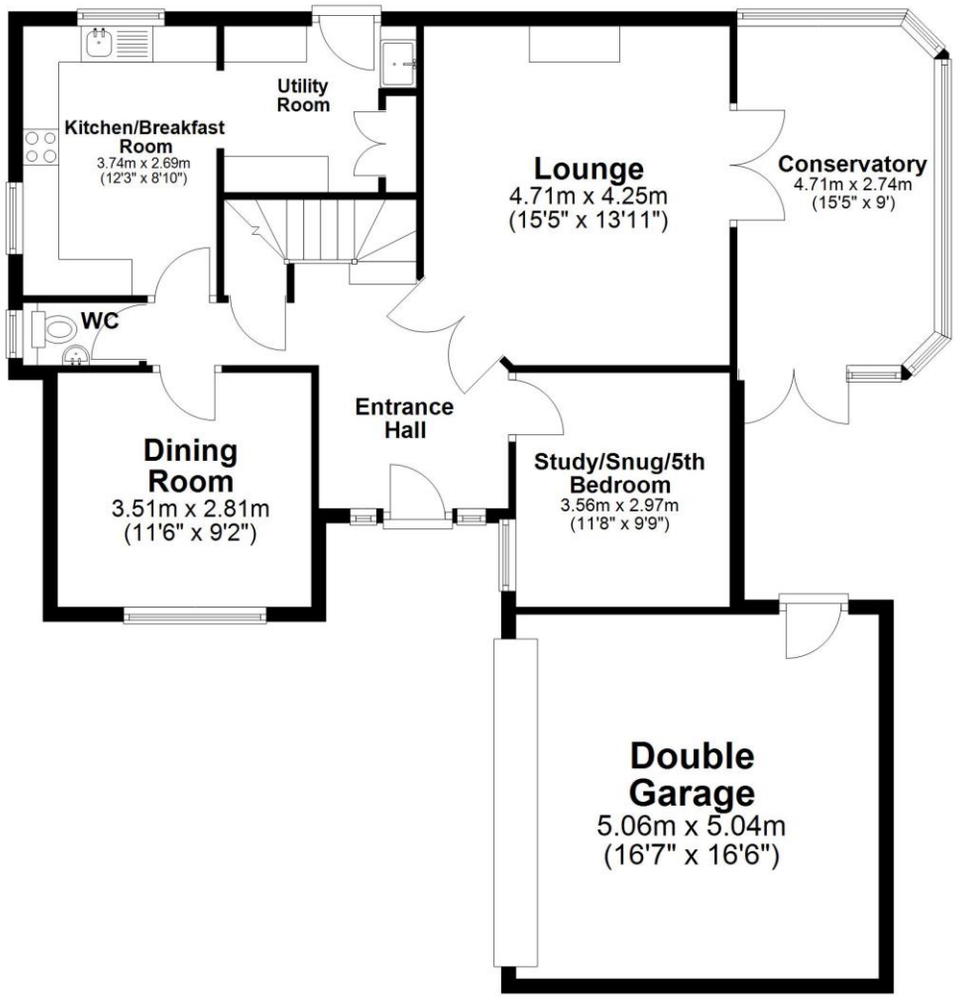
**Bedroom**: *11' x 6'4" (3.35m x 1.93m)* Window to the front aspect and radiator.

**Family Bathroom**: A three-piece suite comprising bath with electric shower over and folding shower screen, low-level WC and vanity hand wash basin with ample storage beneath. There are eye level units to the sides of a wall-mounted vanity mirror with lighting, heated towel rail, tiled floor, tiled and half-height tiled walls, and opaque window to the side aspect.

**Outside – Rear**: The secluded garden is predominantly laid to lawn with shrub borders and has a patio seating area, steps up to a decked area where there is a door to the garage, a shed which will remain, and the side of the house backs onto woodland.

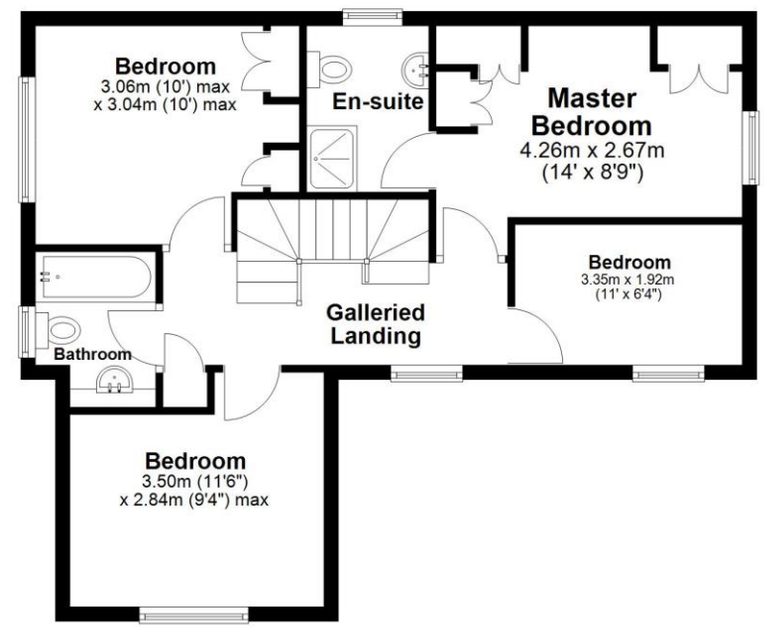
## Ground Floor

Approx. 113.4 sq. metres (1221.1 sq. feet)




## First Floor

Approx. 50.8 sq. metres (546.7 sq. feet)




Total area: approx. 164.2 sq. metres (1767.8 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.


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## Attributes

4 Bedrooms, 2 Bathroom, 3 Reception,
EPC Rating: D
Council Tax Band: E







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