

Acorn Close, Ipswich, Suffolk, IP2
9XG
Guide Price £220,000

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- No Onward Chain
- Semi-Detached Chalet Bungalow
- Three Bedrooms
- Lounge/Dining Room & Conservatory
- Potential for an En-Suite
- Detached Garage
- Off-Road Parking



This three-bedroom semi-detached chalet bungalow is tucked away down a cul-de-sac on the popular Pinewood development offering good access out to the A12 and A14 commuter trunk roads. The property is being sold with no onward chain and comes with a detached garage and off-road parking. To the ground floor is the entrance hall, lounge/dining room, kitchen, conservatory, two bedrooms, bathroom, and on the top floor is the master bedroom with potential for an en-suite.

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 to London Liverpool Street Station. 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: There is a driveway providing off-road parking in front of the detached garage which has an up and over door.

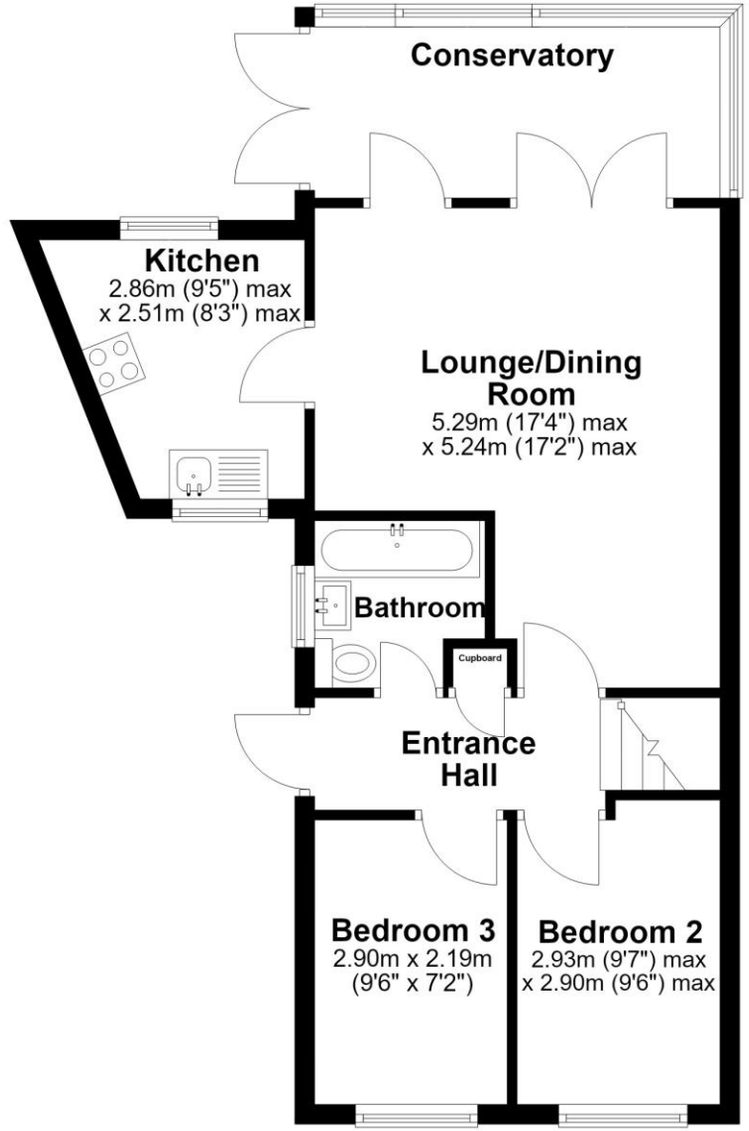




Entrance Hall: Radiator, laminate flooring, staircase rising to the first floor, built-in cupboard, and doors providing access to the lounge/dining room, bedrooms and bathroom.
Lounge/Dining Room: *17'4" x 17'2" (5.28m x 5.23m)* Wood burning stove, laminate flooring, understairs cupboard, door into the kitchen, and a door and set of French doors into the conservatory.
Kitchen: *9'5" x 8'3" (2.87m x 2.51m)* Fitted with a range of matching eye and base level units including display cabinets, roll edge work surfaces, sink and drainer, space for a range-style cooker, fridge freezer and washing machine, built-in extractor hood, tiled walls and floor, and windows to the front and rear aspects.
Conservatory: Wall-mounted electric heater, tiled flooring, windows to the rear and side aspects, and a set of French doors opening out to the garden.
Bedroom Two: *9'7" x 9'6" (2.92m x 2.9m)* Window to the front aspect and a radiator.
Bedroom Three: *9'6" x 7'2" (2.9m x 2.18m)* Window to the front aspect and a radiator.
Bathroom: A three-piece suite comprising a clawfoot bath with shower over, low-level WC and vanity hand wash basin with storage beneath, along with a radiator, part tiled walls, tiled flooring, and an opaque window to the side aspect.
First Floor Landing: Door into:
Master Bedroom: *12'11" x 9'11" (3.94m x 3.02m)* Window to the rear aspect, a radiator, built-in wardrobe, and door into:
Potential En-Suite: *8'7" x 7'6" (2.62m x 2.29m)* There is plumbing in place to install an en-suite and there is already a sink.
Outside - Rear: The garden is predominantly laid to lawn with a patio which has a sunken pond with footbridge over, a timber summerhouse, and is fully enclosed by fencing and mature hedging.

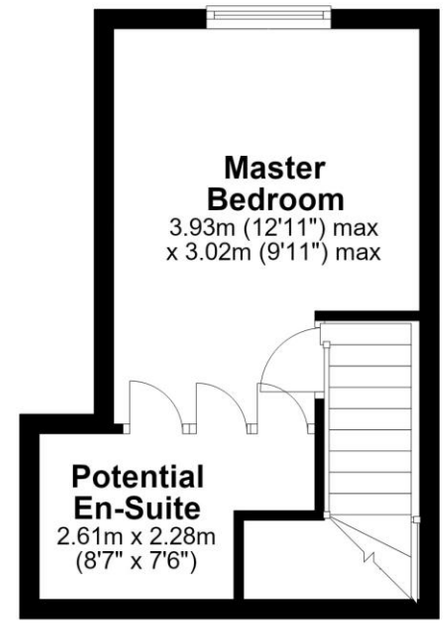
Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.1 sq. feet)



Total area: approx. 68.2 sq. metres (733.9 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

3 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: E
Council Tax Band: C





2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ
01473 211705
suffolk@palmerpartners.com

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