

Sycamore Close, Ipswich, Suffolk,
IP8 3RL
Guide Price £200,000 to £210,000

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- End of Terrace House
- Two Bedrooms
- 21ft Lounge/Dining Room
- First Floor Bathroom
- Good Size Tiered Rear Garden
- One Allocated Parking Space



This nicely presented two-bedroom end of terrace house, situated on the popular Pinewood development and offering good access out to the A12 and A14 commuter trunk roads, is tucked away in a cul-de-sac and would make an ideal first time or investment purchase. The property comes with one allocated parking space adjacent to the property and a good-sized tiered rear garden. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, 21ft dual aspect lounge/dining room, kitchen, first floor landing, two bedrooms, and bathroom.

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.

Outside - Front: The garden is laid to lawn, a gate provides access to the rear garden, and a slope leads up to the front door with a canopy porch over.
Entrance Hall: Radiator, stairs rising to the first floor, and door through to:
Lounge/Dining Room: *21'10" x 10'8" (6.65m x 3.25m)* Dual aspect with window to the front and French doors opening out to the rear garden, two radiators, understairs cupboard, and a doorway through to:

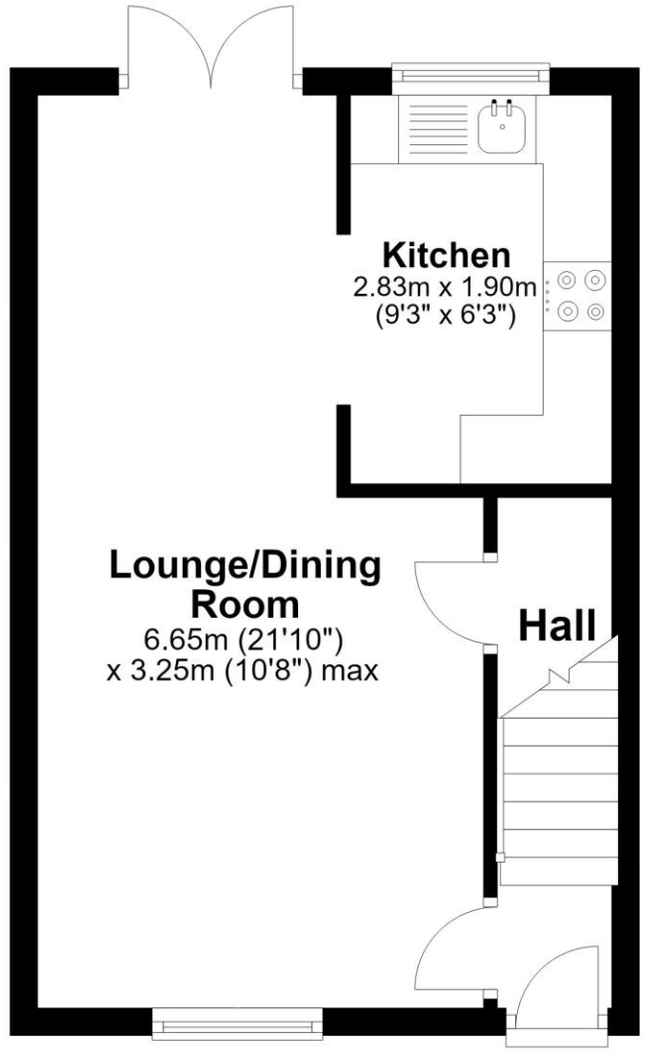




Kitchen: *9'3" x 6'3" (2.82m x 1.9m)* Fitted with a range of modern eye and base level units with roll edge work surfaces, stainless-steel one-and-a half-bowl sink and drainer, metro tile splashbacks, integrated electric oven and Induction hob with extractor hood over, space for a fridge freezer, space and plumbing for a washing machine, and a window to the rear aspect.
First Floor Landing: Window to the side aspect and doors to the bedrooms and bathroom.
Bedroom One: *13'9" x 11' (4.2m x 3.35m)* Window to the front aspect, a radiator, ceiling inset spotlights, built-in wardrobes, and a built-in cupboard.
Bedroom Two: *9'11" x 7'5" (3.02m x 2.26m)* Window to the rear aspect, a radiator, and loft access.
Bathroom: *6' x 5'8" (1.83m x 1.73m)* Three piece suite comprising a bath with shower over and shower screen, low-level WC and pedestal hand wash basin, along with a heated towel rail, part tiled walls, and an opaque window to the rear aspect.
Outside - Rear: The good-sized tiered garden commences with a large patio seating area with steps up to a laid to lawn area, further steps up to an area laid to slate with bed which could house vegetables or plants, and finally further steps lead to a further laid to slate area which houses the wooden shed, and the garden is fully enclosed by panel fencing.
Parking: There is one allocated parking space adjacent to the property.

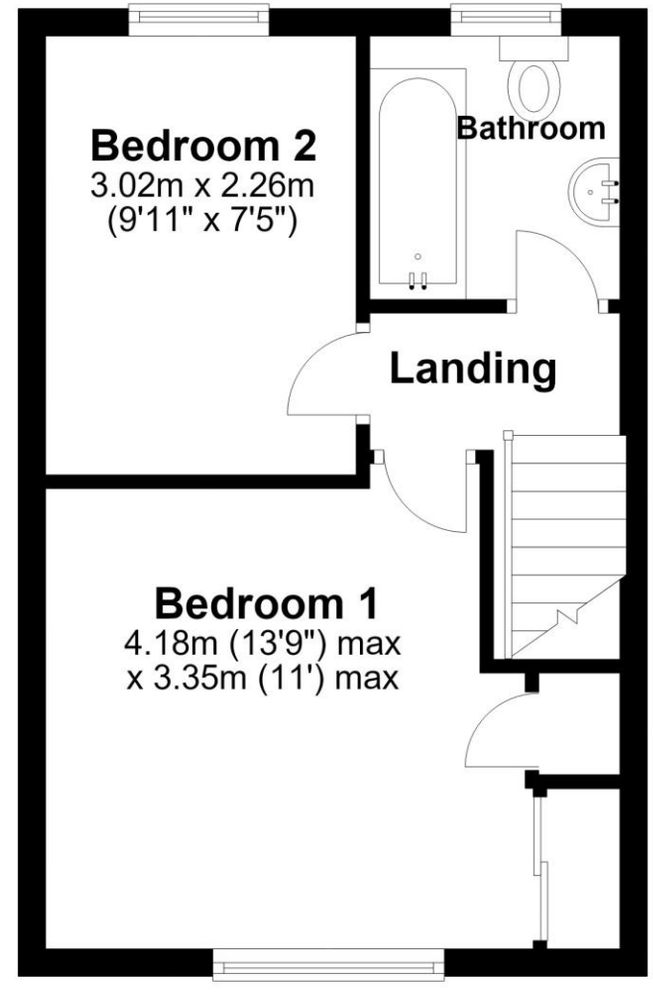
Ground Floor

Approx. 27.8 sq. metres (299.3 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 54.8 sq. metres (589.9 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

2 Bedrooms, 1 Bathroom, 1 Reception,
EPC Rating: D
Council Tax Band: B





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