

Cherry Blossom Close, Ipswich,
Suffolk, IP8 3ST
Guide Price £350,000 to £375,000

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- No Onward Chain
- Detached House
- Four Bedrooms
- Open Plan Lounge/Dining Room
- Conservatory
- Bathroom & En-Suite Shower Room
- Integral Garage
- Driveway Providing Off-Road Parking
- Rear Garden



This four-bedroom detached house is located on the popular Pinewood development offering good access to the A12 and A14 commuter trunk roads and mainline train station and is close to local schools, Suffolk One college and retail park. The property is being sold with no onward chain and comes with an integral garage, driveway providing off-road parking, rear garden, and gas central heating. The accommodation comprises an entrance hall, ground floor cloakroom, living room which opens through to the dining room, a conservatory, kitchen, first floor landing, four bedrooms with one having an en-suite shower room, and the family 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.

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: The garden is laid to lawn with low-level hedging, a driveway in front of the garage provides off-road parking, a gate to the side leads to the rear garden, and the recessed porch with front door opens into the entrance hall.
Entrance Hall: Radiator, staircase rising to the first floor, and doors





leading to the cloakroom, living room and kitchen.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin.

Living Room: *17'3" x 10'7" (5.26m x 3.23m)* Window to the front aspect, a radiator, feature fireplace, and an archway through to:

Dining Room: *10'1" x 9'1" (3.07m x 2.77m)* Door through to the kitchen, a radiator, and a sliding patio door opening through to:

Conservatory: *11'6" x 9'4" (3.5m x 2.84m)* Window surround and a set of French doors opening out to the rear garden.

Kitchen: *14'8" x 11'2" (4.47m x 3.4m)* Fitted with a range of matching eye and base level units and drawers, roll edge work surfaces, sink and drainer, and tiled splashbacks. The electric oven and gas hob with extractor hood over are integrated and there is space for a washing machine, dishwasher, tumble dryer and fridge freezer. The kitchen also has a radiator, tiled flooring, two windows to the rear aspect, a door opening out to the side, a door into the dining room, and a door through to:

Integral Garage: *15'3" x 8' (4.65m x 2.44m)* Up and over door and a wall-mounted gas boiler.

First Floor Landing: Airing cupboard, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: *13' x 12'7" (3.96m x 3.84m)* Window to the front aspect, a radiator, two sets of built-in wardrobes with mirrored sliding doors, and a door through to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a radiator and an opaque window to the side aspect.

Bedroom Two: *12'1" x 8'4" (3.68m x 2.54m)* Window to the front aspect, a radiator, and a built-in wardrobe with mirrored sliding doors.

Bedroom Three: *9'6" x 8'11" (2.9m x 2.72m)* Window to the rear aspect and a radiator.

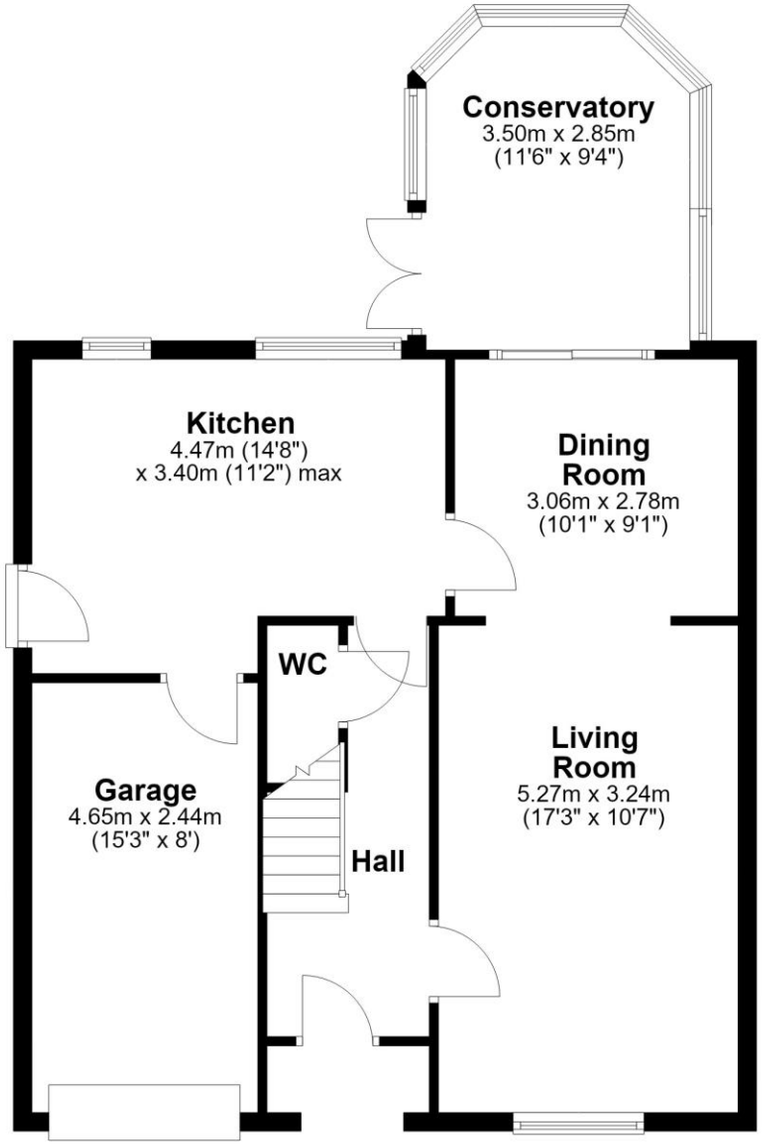
Bedroom Four: *12'6" x 8'2" (3.8m x 2.5m)* Window to the rear aspect and a radiator.

Family Bathroom: *7'2" x 6'1" (2.18m x 1.85m)* A three-piece suite comprising a bath, low-level WC and hand wash basin, along with a radiator and an opaque window to the rear aspect.

Outside – Rear: The garden is predominantly laid to lawn with a patio area and is fully enclosed by fencing and mature hedging.

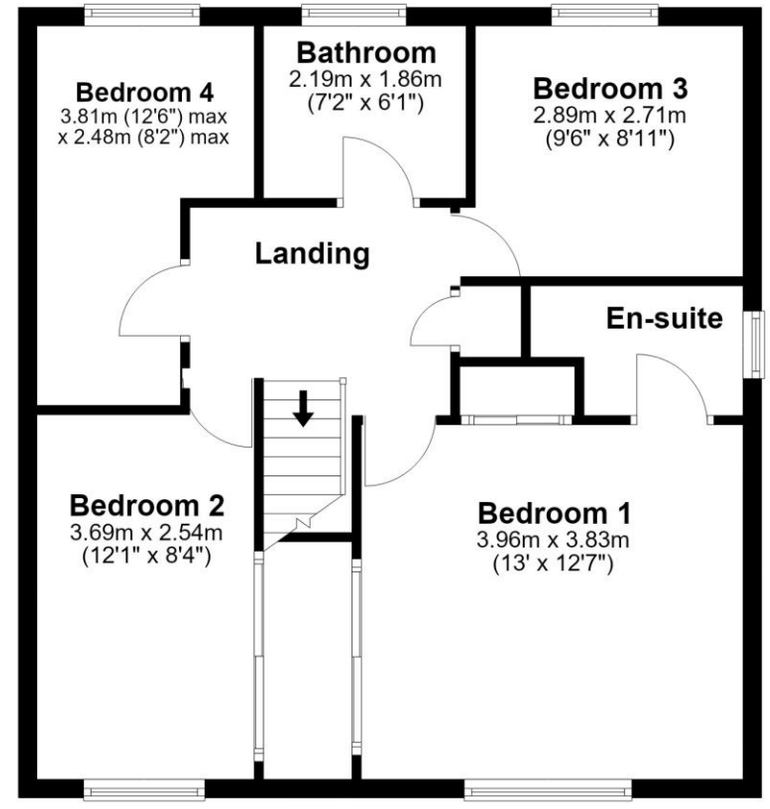
Ground Floor

Approx. 72.0 sq. metres (774.8 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.3 sq. feet)



Total area: approx. 133.7 sq. metres (1439.0 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, 1 Reception,
EPC Rating: D
Council Tax Band: D





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