

Pine View Road | Ipswich | IP1 4HR

Offers In Excess Of £325,000 Freehold



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estate agents

Pine View Road, Ipswich, IP1 4HR

A beautifully presented and rarely available, larger three bedroom semi-detached family home, favourably positioned on an elevated corner plot with superb wrap around gardens and double garage, located in the desirable Dales to the popular North West of Ipswich. The existing well proportioned accommodation with scope for extending (STPP), currently comprises; entrance hall, fitted kitchen, sitting room, dining room and cloakroom on the ground floor with landing, three bedrooms and family shower room on the first floor. To the outside there is an attractive low maintenance frontage which wraps around to the rear which features an established garden with mature lawn, generous entertainment patio, summerhouse and seating area, and driveway accessed from Pine Avenue providing off-road parking and access to a detached double garage. Further benefits include a new roof approximately five years ago, cavity wall insulation, double glazing and central heating. Viewing is highly advised.

STORM PORCH

Double glazed front door to entrance hall.

ENTRANCE HALL

Radiator, stairs with traditional style spindle railed banister rising to first floor, wood effect flooring, traditional style panelled doors to.

KITCHEN

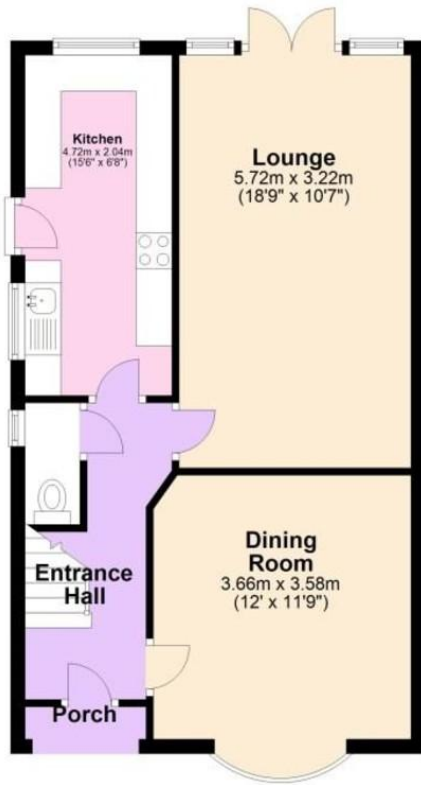
15' 6 x 6' 8" approx. (4.72m x 2.04m)

Double glazed windows to side and rear, double glazed door to side opening to garden, electric kicker heater, classic style range of base and eye level fitted cupboard and drawer units with wood effect work surfaces, inset stainless steel one and a quarter bowl sink drainer unit with mixer tap, built-in electric oven and grill with inset gas hob and extractor over, under counter spaces for fridge, freezer and washing machine, tiled splash backs, wall mounted gas fired boiler, wood effect flooring.



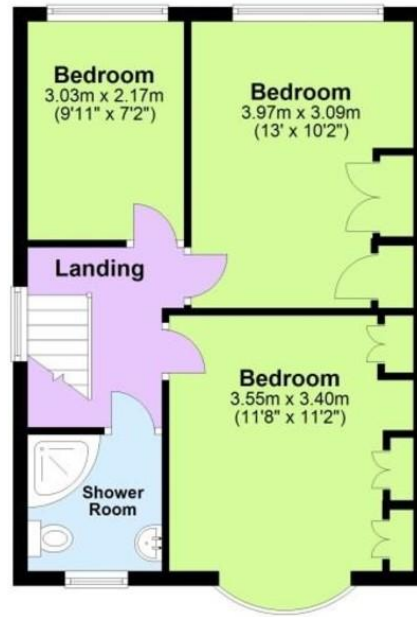
Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)



Total area: approx. 92.2 sq. metres (992.7 sq. feet)

SITTING ROOM

18' 9 x 10' 7" approx. (5.72m x 3.22m)

Double glazed French doors to rear opening to garden with matching full height side casements and overhead opening windows, radiator, electric fire set in reconstituted stone fireplace, wood effect flooring.

DINING ROOM

12' x 11' 9" approx. (3.66m x 3.58m)

Double glazed bay window to front, radiator, traditional style cast iron open fireplace with tiled inserts, wood effect flooring.

CLOAKROOM

Obscured double glazed window to side, low level WC with top mounted hand-wash basin and mixer tap, tile effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, loft access via ladder to loft space with light, traditional style panelled doors to.

BEDROOM ONE

11' 8" x 11' 2" approx. (3.55m x 3.40m)

Double glazed bay window to front, radiator, two built-in alcove wardrobes with overhead storage, wood effect flooring.

BEDROOM TWO

13' x 10' 2" approx. (3.97m x 3.09m)

Double glazed window to rear, traditional style cast iron open fireplace, picture rail, wood effect flooring.

BEDROOM TWO

9' 11" x 7' 2" approx. (3.03m x 2.17m)

Double glazed window to rear, radiator.

FAMILY SHOWER ROOM

Obscured double glazed window to front, chrome heated towel rail, contemporary suite consisting of a shaped glass shower cubicle with thermostatic fixed head shower and separate rinser, mounted hand was basin with mixer tap and drawer units under and low level WC, fully tiled wall and floor, extractor fan.

OUTSIDE

There is an attractive low maintenance frontage which wraps around to the rear which features a superb established manicured garden of a good size with mature lawn, well stocked beds and trellis with a variety of shrubs, plants and flowers, a generous entertainment patio, secluded summerhouse and shingled seating area, tap, mains sockets and lighting. A driveway is accessed through double gates from Pine Avenue providing lit off-road parking and access to a detached double garage.

DETACHED DOUBLE GARAGE

20' 11" x 18' 03" narrowing to 17' 04" approx. (6.38m x 5.56m) Twin up and over door entry, mains power on separate RCD, LED lighting, mains power sockets, single and double glazed windows, personal door to garden.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,915.28 PA (2023-2024).

LOCAL SCHOOLS

Springfield Primary and Westbourne Academy High.

Energy performance certificate (EPC)																																			
Pine View Road IPSWICH IP1 4HR	Energy rating D	Valid until: 28 June 2033 Certificate number: 6800-4017-0822-5222-3673																																	
Property type	Semi-detached house																																		
Total floor area	93 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																																			
Energy rating and score																																			
This property's current energy rating is D. It has the potential to be B.																																			
See how to improve this property's energy efficiency.																																			
<table border="1"><thead><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td>85 B</td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-68</td><td>D</td><td>82 D</td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></tbody></table>	Score	Energy rating	Current	Potential	92+	A			81-91	B		85 B	69-80	C			55-68	D	82 D		39-54	E			21-38	F			1-20	G					
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The graph shows this property's current and potential energy rating.																																			
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																			
For properties in England and Wales: the average energy rating is D the average energy score is 60																																			



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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