



19 Dashwood Close | Pinewood | Suffolk | IP8 3SR

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19 Dashwood Close, Pinewood, Suffolk, IP8 3SR

“A spacious & well-presented three bedroom detached house with off-road parking, garage & proportionate, private rear gardens.”

Description

A spacious and well-presented three bedroom detached house conveniently situated in a tucked away location, yet conveniently close for both the town centre and destinations further afield.

Notable benefits include ample off-road parking and to the rear the added benefit of a conservatory, single garage and proportionate, private rear gardens.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation in more details comprises:

Front door to:

Entrance Hall

Welcoming entrance with stairs rising to the first floor, cloak hanging space and door to:

Sitting Room Approx 14'10 x 12'7 (4.53m x 3.84m)

Window to front aspect, door to under stairs cupboard and opening to:

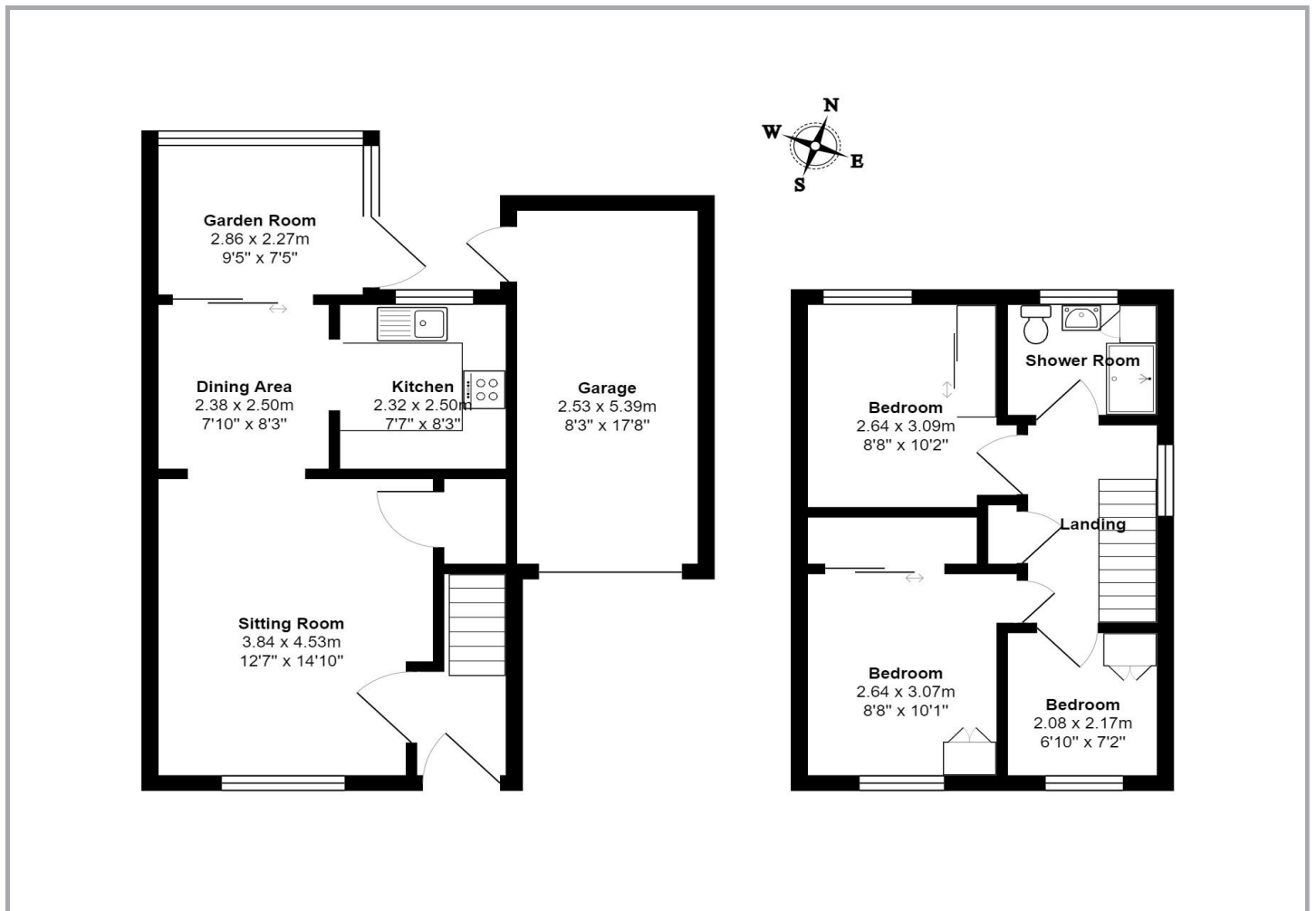
Dining Room Approx 8'3 x 7'10 (2.50m x 2.38m)

Sliding door to rear opening into the conservatory and open to:

Kitchen Approx 8'3 x 7'7 (2.50m x 2.32m)

Fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer





and chrome mixer tap. Integrated bin store, space for dishwasher and cooker, housing for gas-fired Baxi boiler, tiled splash backs, window to rear aspect and spotlights.

Conservatory Approx 9'5 x 7'5 (2.86m x 2.27m)

Constructed on a brick plinth with windows on three sides and personnel door opening onto the rear terrace.

First Floor Landing

With access to loft, window to side aspect, door to airing cupboard housing hot water cylinder and door to:

Master Bedroom 10'1 x 8'8 (3.07m x 2.64m)

Double room with window to front aspect, built-in wardrobes and spotlights.

Bedroom Two Approx 10'2 x 8'8 (3.09m x 2.64m)

Double room with window to rear aspect and built-in wardrobe.

Bedroom Three Approx 7'2 x 6'10 (2.17m x 2.08m)

With window to front aspect and built-in wardrobe.

Family Shower Room

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, built-in storage, tiled flooring, heated towel rail, metro tiles, frosted window to rear aspect, spotlights and extractor.

Outside

The property is delightfully positioned towards the end of a tucked away cul-de-sac and is accessed over a private drive providing ample off-road parking as well as giving access to the single garage. The garage is fitted with up and over door with power and light connected and personnel door into the rear gardens.

The rear gardens are private in nature with a terrace abutting the rear of the property and the boundaries are defined predominately by panel fencing. Incorporated within the plot is a generous storage shed and the grounds are interspersed with a variety of borders and pathways.

Local Authority

Babergh District Council

Council Tax Band – C

Services

Mains water, drainage and electricity. Gas-fired heating.

Agents Note

We understand from our client that the property will benefit from the solar panels as seen on the front of the property. Further details can be obtained by contacting the agent.

Disclaimer

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Energy performance certificate (EPC)

19 Dashwood Close
IPSWICH
IP8 3SR

Energy rating
B

Valid until: 23 January 2034

Certificate number: 9412-0154-0002-9102-9102

Property type: Detached house
Total floor area: 77 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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



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