



Innes End, Ipswich,  
£265,000





GRACE ESTATE AGENTS are delighted to be bringing this Three Bedroom, Link Semi-Detached Property to the market. Situated in the heart of Pinewood, this property is ideally located for a young family or couple. There is a plethora of local amenities nearby, with easy transport links within Ipswich and to surrounding areas.

## PROPERTY

This Link, Semi-Detached Home offers the perfect environment for a First Time Buyer or Young Families. The property comprises an Entrance Hall with Cloakroom, an Open Plan Lounge with stairs to the first floor, the Kitchen/Diner is situated to the rear of the property, with French Doors into the spacious Garden, laid to lawn and patio. There is also access into the Garage from the rear garden.

Upstairs, there are Three Bedrooms (Two Doubles and One Single) as well as the family Bathroom with an Over-Head Shower and Bath. To the front of the property, there is a spacious Driveway offering Ample Parking for a small family, as well as a Single Garage with an electric roller door.

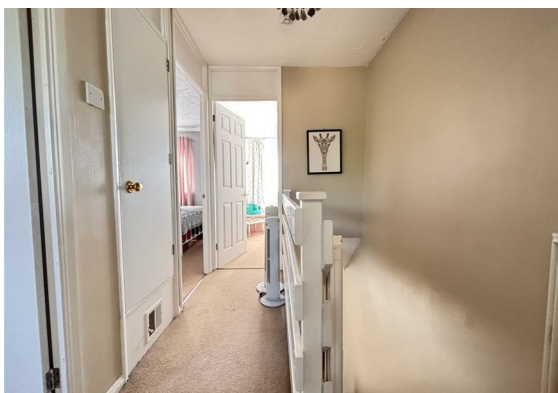
Complete with a Combi Boiler, providing Gas Central Heating and Double Glazing throughout.

## LOCATION

Situated in a quiet cul-de-sac in the Pinewood Location of Ipswich, this property is ideally located for easy access to local amenities such as Primary Schools, Suffolk One Sixth Form College, High Schools, Tesco, B&M, Doctors, Dentists and more. There are plenty of Bus Routes nearby which allow efficient access in and out of Town. You are also situated close to the Copdock Interchange, making it effortless to join the A12 and A14 for travelling.

## ENTRANCE HALL

Perfect for coats and shoes, with a door to the Cloakroom, Carpeted floor, Wall Mounted Radiator, UPVC Front Door







## CLOAKROOM

WC and Hand Washing Basin, Obscured Double Glazed Window to the front elevation

## LIVING ROOM

Open Plan Living Room with stairs up to the first floor, archway into Kitchen/Diner, Carpet Flooring, Artex Ceiling, Double Glazed Window to Front Elevation, Wall Mounted Radiator

## KITCHEN / DINER

Modern Fitted Kitchen with a 5 ring hob, eye-level oven, built-in dishwasher, and space for a washing machine and fridge/freezer. Double Glazed French Doors into Rear Garden. Dining Area.



## BEDROOM ONE

Double Bedroom, Carpet Flooring, Double Glazed Window to front elevation, built-in cupboard space

## BEDROOM TWO

Double Bedroom, Carpet Flooring, Double Glazed Window to rear elevation, built-in cupboard space



## BEDROOM THREE

Single Bedroom, Carpet Flooring, Double Glazed Window to front elevation, built-in large cupboard space

## BATHROOM

Bath with Over-Head Shower, WC, Hand Washing Basin and Countertop. Storage Cupboards and Mirrored Cabinets Tiled Flooring and Walls, Heated Towel Rail

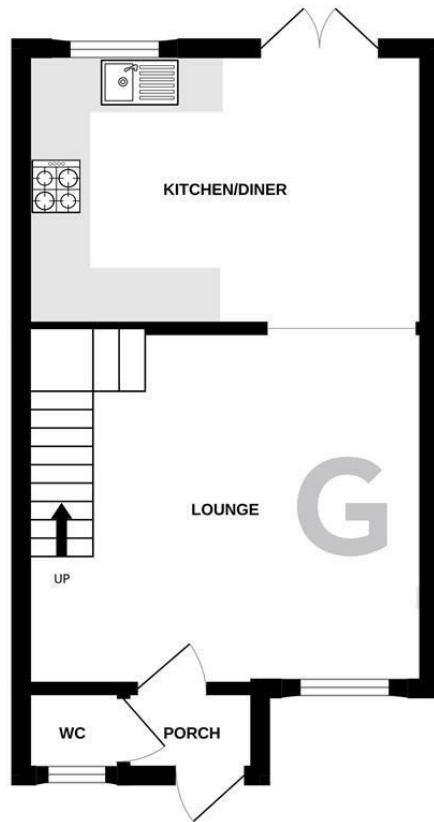
## REAR GARDEN

Laid to Lawn and Patio, access to single Garage from the rear

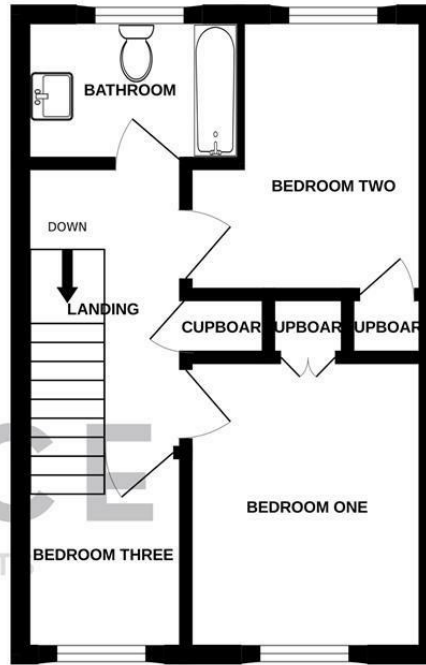




GROUND FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



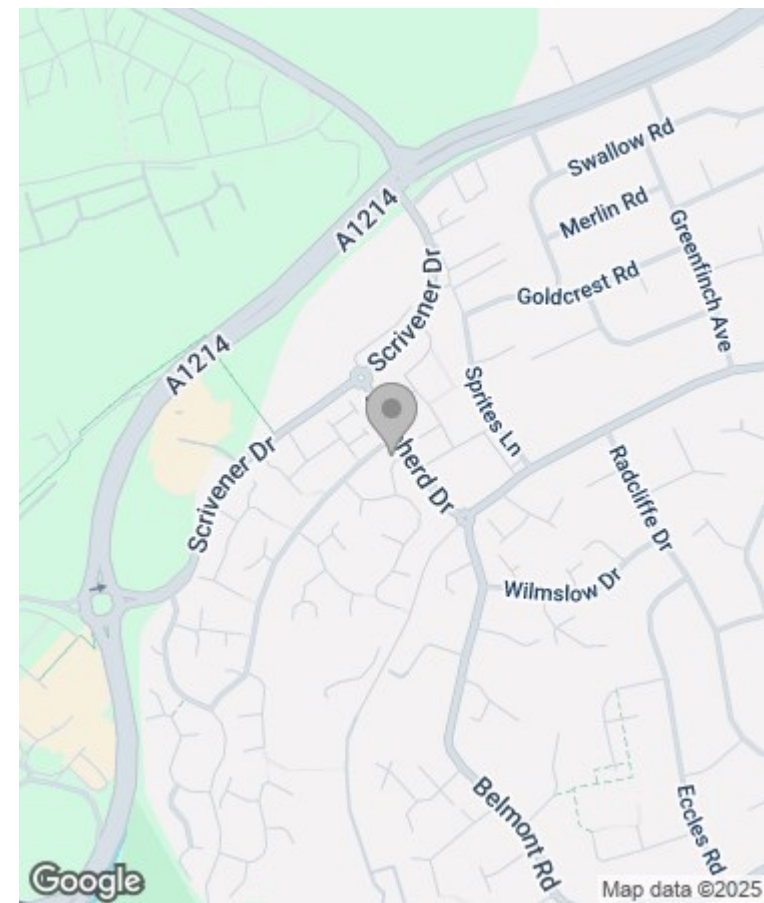
TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	