



Cherry Blossom Close, Ipswich, Suffolk  
£435,000



- FOUR BEDROOMS
- EXTENDED DETACHED HOUSE
- POPULAR PINEWOOD LOCATION
- OFF ROAD PARKING
- GARAGE
- EN-SUITE TO MASTER
- BEAUTIFUL OPEN PLAN LIVING AND KITCHEN AREA
- CUL-DE-SAC LOCATION
- GREAT TRANSPORT LINKS TO A12/A14
- CLOSE TO LOCAL AMENITIES

A spacious immaculately presented Extended Four Bedroom Detached Family Home located in Pinewood, with exceptional open plan living space downstairs.

## OVERVIEW

Grace Estate Agents are delighted to offer to market this beautifully presented Extended Four Bedroom Detached Family home located in a cul-de-sac in ever popular Pinewood, benefitting from a spacious open plan Living/Kitchen area with two sets of bi-folding doors leading to the garden. Downstairs there is an additional reception room and spacious hallway with stairs leading to the first floor.

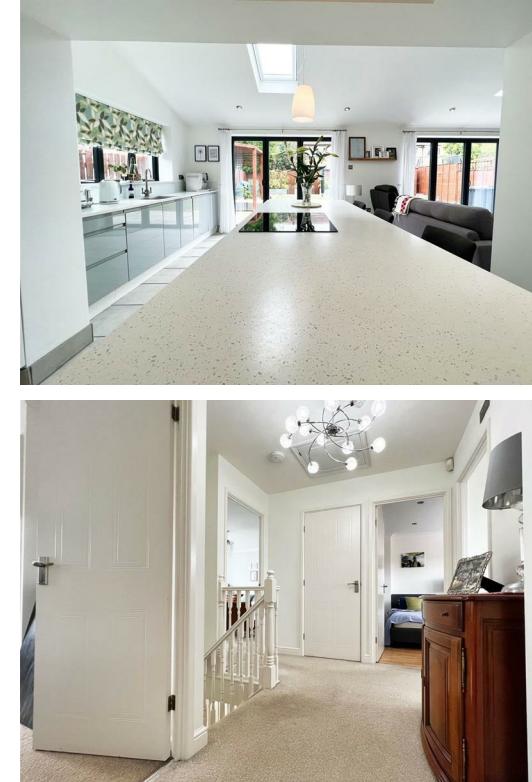
Upstairs you will find Four Bedrooms, with an en-suite to the master, and a family bathroom. The landing is spacious and light and the property is well presented throughout.

With great transport links to the A12/A14 and Ipswich town centre, local amenities including a vets, a doctors surgery and Chestnut Tree Carvery within close proximity.

Internal viewing is highly advised to appreciate the accommodation on offer.

## Entrance Hall

Stairs to first floor, door to Lounge under stairs WC, door through to Kitchen.





**Lounge**  
17'3" x 10'7" (5.28m x 3.25m)  
Double glazed window to front, wall mounted radiator.



**Kitchen/Living Area**  
25'10" x 20'7" (7.87m x 6.27m)  
Two double glazed aluminium bi-folding doors leading to rear garden, aluminium double glazed windows to either side, built in double oven, induction hob, two integral fridge/freezers and dishwasher, matching wall and base units with island, ample storage space, open plan with living area, tiled flooring with underfloor heating throughout. Utility area with doorway leading to garage.

**Cloakroom**  
Located under the stairs, hand wash basin and low level WC.

**First Floor Landing**  
Loft access, doors off:

**Master Bedroom**  
13'5" x 12'7" (4.09m x 3.84m)  
Double glazed window to front, wall mounted radiator, built in mirrored wardrobes, door to En-suite:



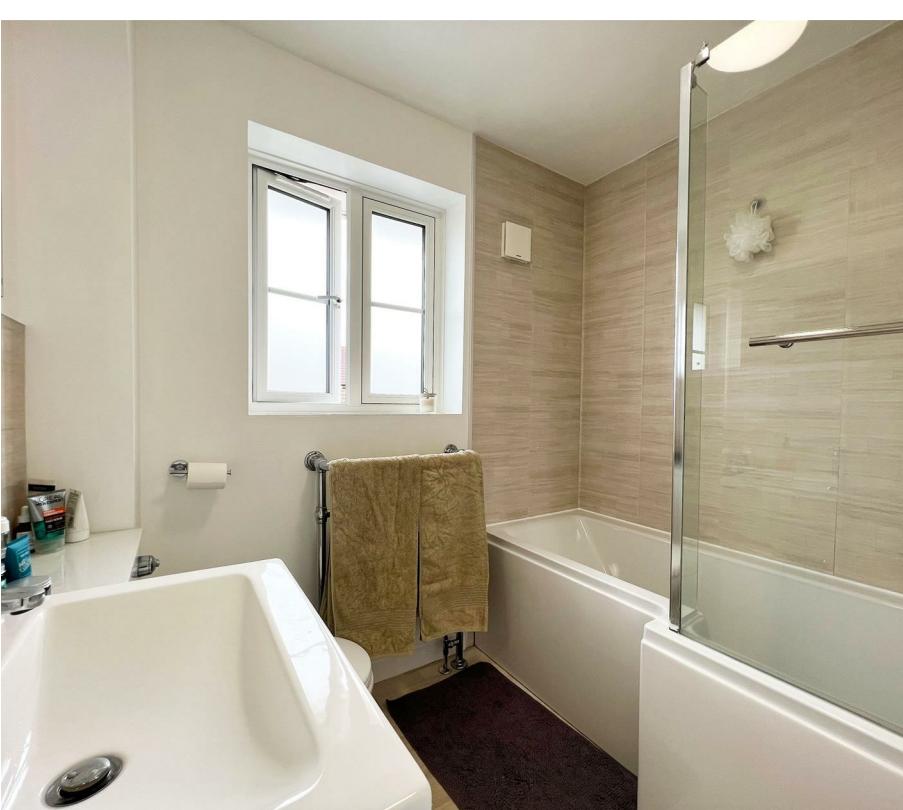
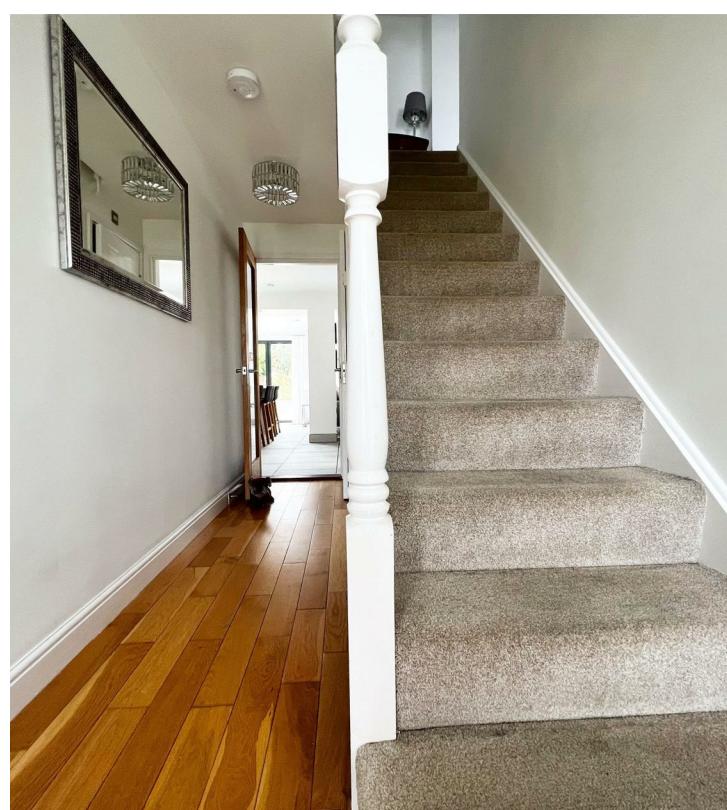
**En-suite**  
7'7" x 4'6" (2.31m x 1.37m)  
Shower cubicle, low level WC, hand wash basin, panelled walls and flooring.

**Bedroom 2**  
12' x 8'4" (3.66m x 2.54m)  
Double glazed window to front, wall mounted radiator and built in mirrored wardrobes.

**Bedroom 3**  
10'2" x 9'3" (3.10m x 2.82m)  
Double glazed window to rear, wall mounted radiator.



**Bedroom 4**  
12'0" x 8'1" (reducing to 5'1") (3.68 x 2.47 (reducing to 1.57))  
Double glazed window to rear, wall mounted radiator.



**Family Bathroom**  
7'1" x 6'1" (2.16m x 1.85m)  
Double glazed window to rear, p shaped panelled bath together with shower screen with shower over bath, splashback round bath, vanity unit enclosing low level WC, hand wash basin. extractor.

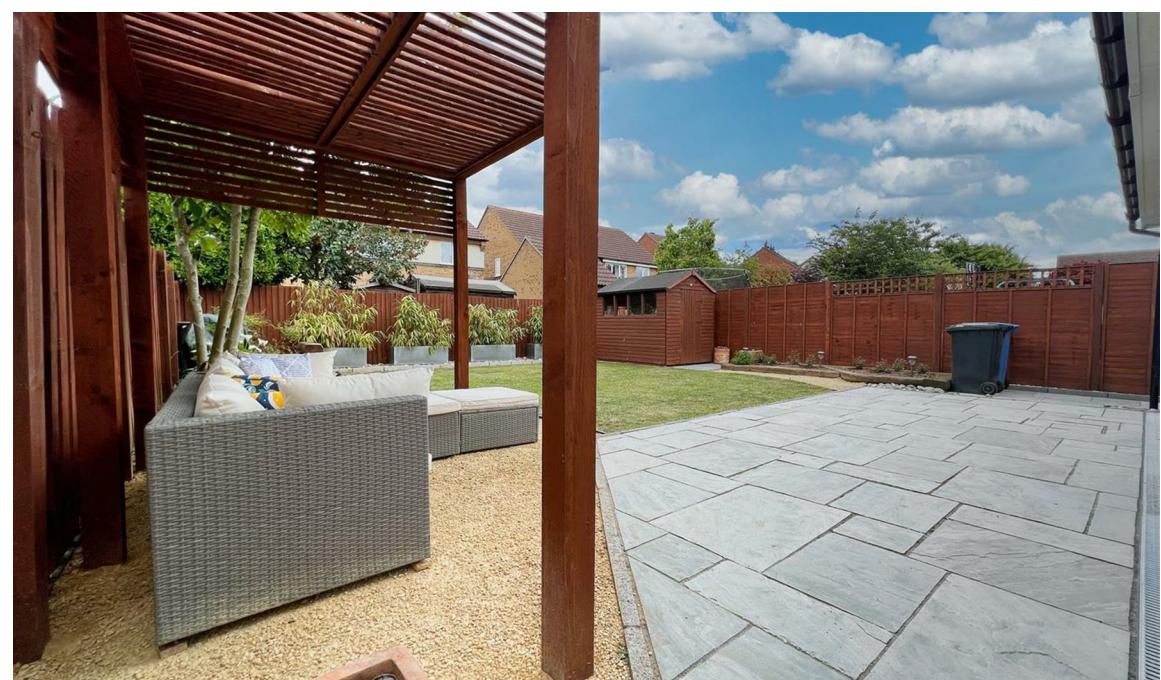
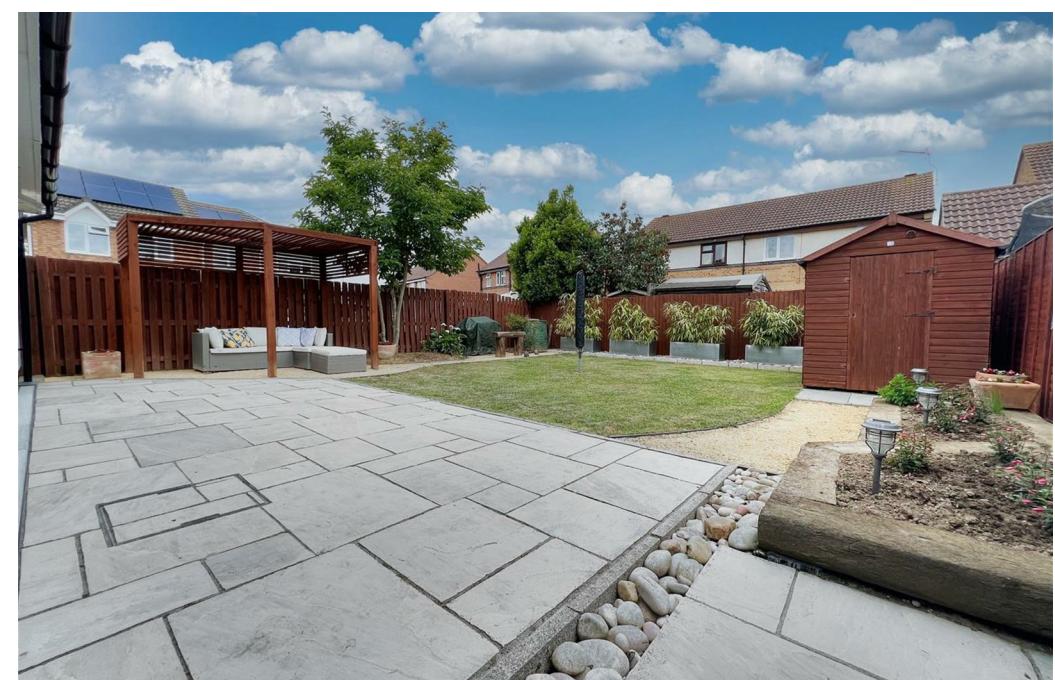
**Outside**  
The front of the property is paved with a lawn area, offering off road parking for multiple vehicles with the drive leading to the garage, which has an up and over door.

The rear garden is mainly laid to lawn, with a patio and seating area, mature borders and fenced surround.

There is secured access on both sides of the property.







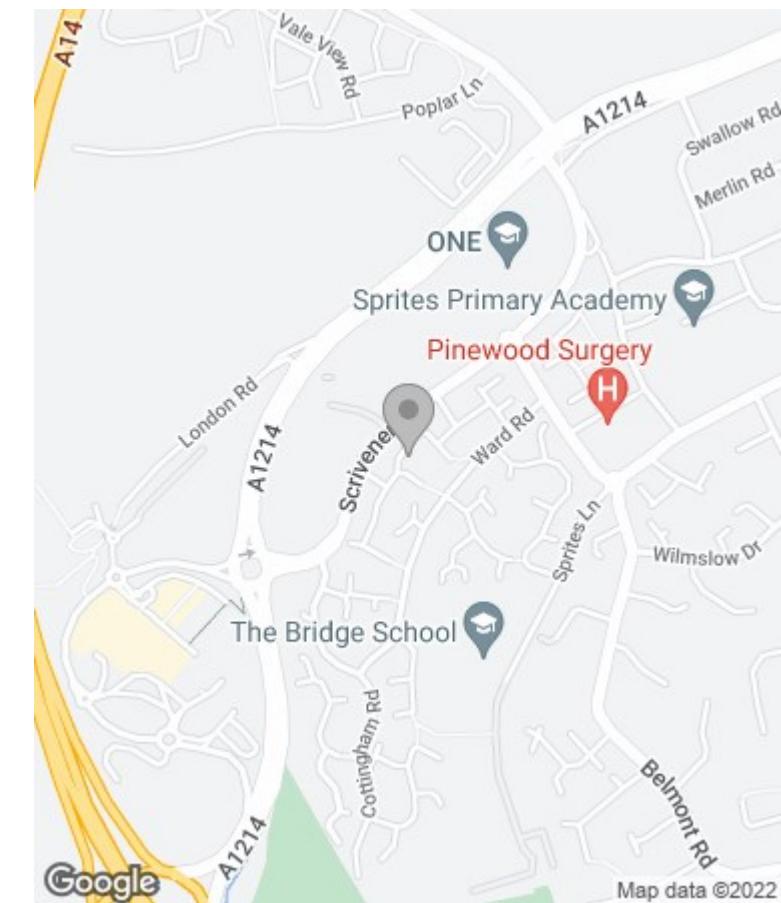


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2022

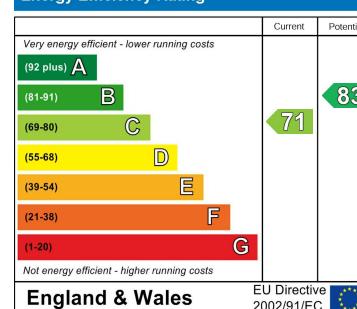
## Viewing

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



### Environmental Impact (CO<sub>2</sub>) Rating

