



Cherry Blossom Close, Ipswich, Suffolk
£380,000

 4  2  2  C

- Four Bedroom Detached Family Home
- ***Solar Panels***
- Off Road Parking For Several Cars
- Popular Pinewood Development
- Garage
- Generous Rear Garden
- En-suite to Master Bedroom
- Ground floor cloakroom
- Cul-De-Sac
- Two separate reception rooms



Grace Estate Agents are proud to bring to market this beautifully presented four bedroom detached family home.

The property offers good sized accommodation. Downstairs comprises of Dining Room overlooking the front of the property, downstairs WC, Lounge and Kitchen overlooking the secluded rear garden. There is ample off road parking and an integral garage.

Upstairs the master bedroom boasts an en-suite and three further bedrooms together with a family bathroom.

The rear garden is accessed via french doors from the lounge and via a single door from the kitchen. The garden is laid mainly to lawn with bordering shrubs and bushes. There is a patio area and base for a shed.

The property is situated within a quiet cul-de-sac close within the sought after Pinewood area in South-West Ipswich. The property sits on a large plot and is within easy access to Suffolk One College, Sprites Primary School, the A12/14 trunk road, shops and regular bus links to the town centre. Belstead Meadows are close-by which is perfect for local walks.

The property boasts solar panels which the vendor informs us generates tax free income per annum, therefore this property is the perfect home to give you peace of mind with regards to saving on energy bills and saving the planet.

The property is double glazed throughout and benefits from gas central heating.





Outside

The property is approached via a large driveway leading to the house and garage, to the side of the property is lawned area which leads to a gate for side access to the rear garden.

Entrance

A covered porchway leads to the front door which is half double glazed with side glazed panelling opening to:-

Hallway

Hallway features under stairs storage, heating controls, radiator, carpeting and stairs with banister rail leading to upstairs accommodation, doors to:-

Living Room

14'8" x 11'3" (4.48 x 3.43)

Double glazed French doors with side glazed panels leading to the rear garden, feature fireplace, radiator, carpeted.

Dining Room

10'5" x 7'8" (3.19 x 2.36)

Double glazed window to the front aspect, radiator, carpeted.

Kitchen

14'11" x 7'8" (4.57 x 2.36)

Double glazed door and window to rear aspect, base and wall units, display end unit, extra storage over sink, worktops over, integrated one and a half sink with mixer taps, integrated oven, integrated gas hob with extractor fan over, space for washing machine, space for fridge/freezer, space for dishwasher, half tiled walls, radiator, breakfast bar space, vinyl tiled flooring.

Downstairs Cloakroom

Low level WC, hand pedestal sink, radiator.

Master Bedroom

12'2" x 11'10" (3.73 x 3.63)

Double glazed windows to front aspect, built in mirror slide wardrobes, radiator, carpeting, door leading to:-

En-suite

Fully tiled shower cubicle, low level WC, hand wash basin, radiator, opaque double glazed window to side aspect.



Second Bedroom

10'3" x 8'8" (3.13 x 2.66)

Double glazed window to rear aspect, radiator, carpeted.

Third Bedroom

11'5" x 7'8" (3.49 x 2.34)

Double glazed window to front aspect, built in sliding mirror wardrobes, radiator, carpeted.

Fourth Bedroom

10'3" x 7'4" (3.13 x 2.24)

Double glazed window to rear aspect, radiator, carpeted.

Family Bathroom

White suite comprising panel bath with shower attachment, low level WC, hand wash basin, double glazed opaque window to rear aspect.

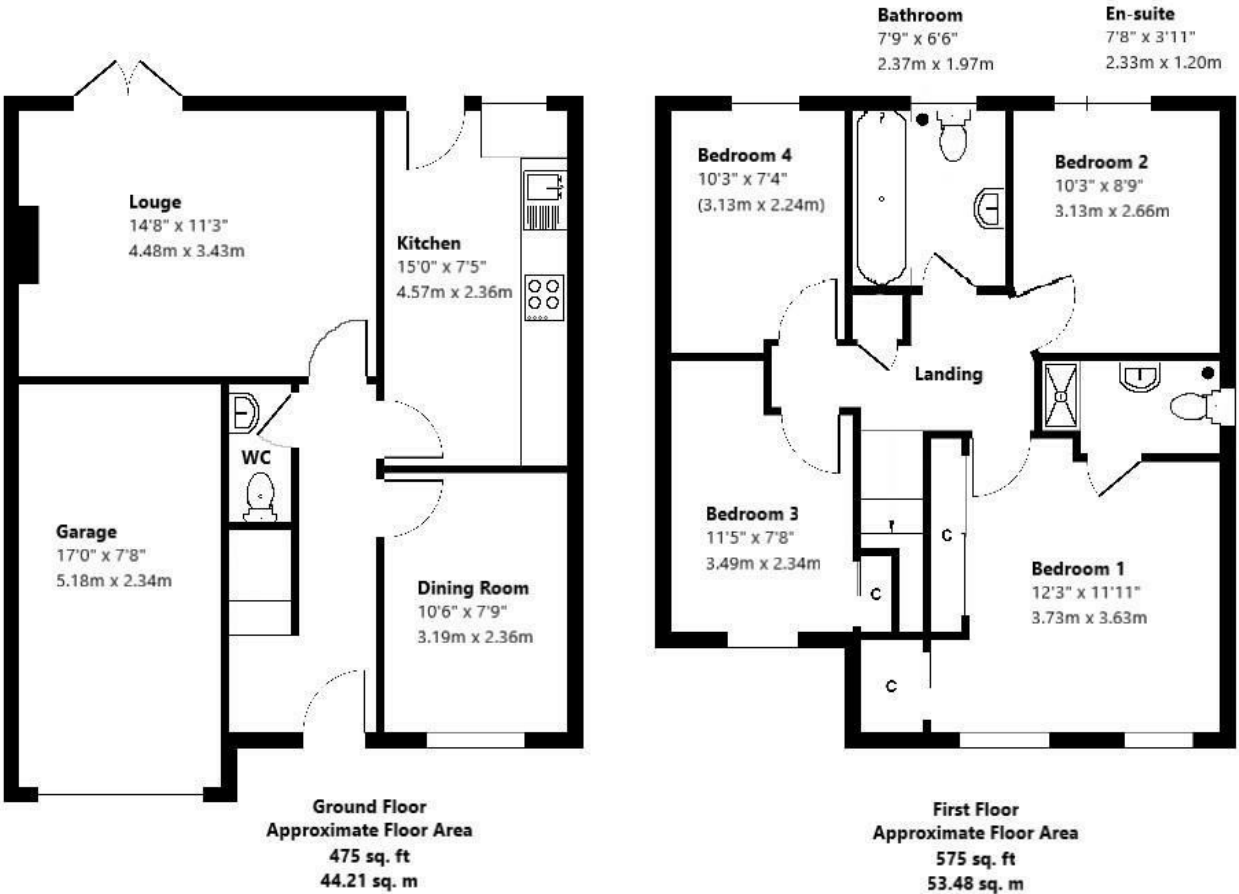
Rear Garden

The rear garden is fully enclosed and overlooks a patio area which leads to lawn, to the borders are some small shrubs, the garden shed is included within the sale.





7 Cherry Blossom Close, IP8 3ST

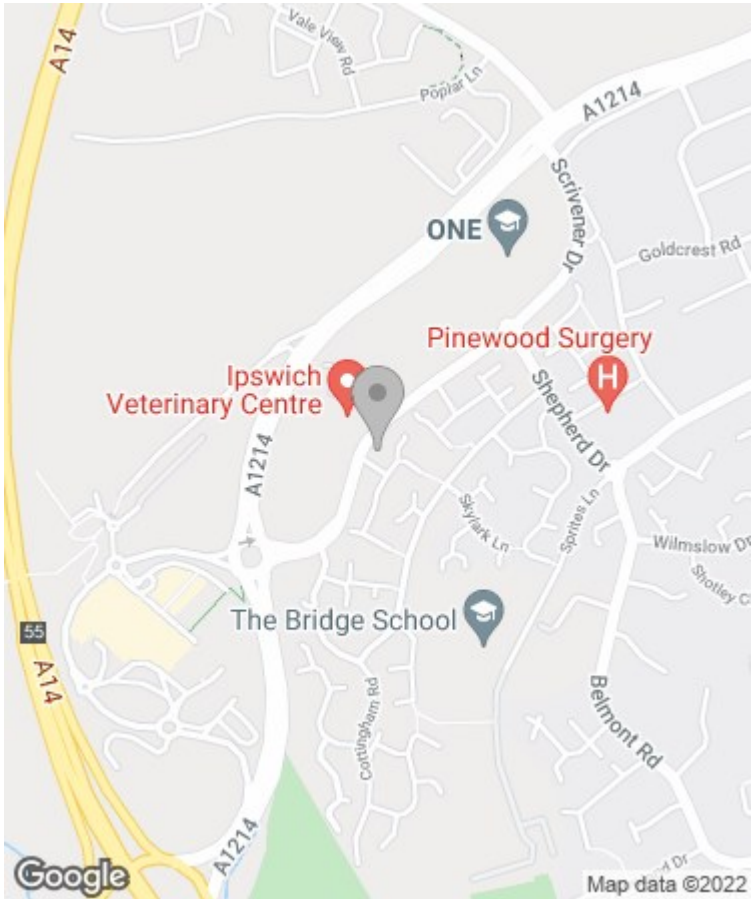


Approx. Gross Internal Floor Area 1050 sq. ft/ 97.69 sq. m
Illustration for identification purposes only, measurements are approximate. not to scale.
Produced by Flements Property

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		83
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	