



Connells

Yew Tree Rise
Pinewood IPSWICH

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Pinewood IPSWICH IP8 3RH

for sale guide price
£210,000



Property Description

Situated in the highly sought-after Pinewood development, this immaculately presented two-bedroom mid-terrace home offers stylish and well-maintained accommodation throughout. The property comprises a welcoming entrance hall, a bright and spacious lounge with French doors opening onto the rear garden, a modern fitted kitchen with cream gloss units, two well-proportioned bedrooms including a generous principal bedroom with walk-in wardrobe, and a beautifully presented fully tiled bathroom. Further benefits include off-road parking to the front, an additional allocated parking space, and a beautifully maintained south-facing rear garden with patio seating area, established borders, raised sleeper beds, sheds and rear access.

Located to the south-west of Ipswich, Pinewood remains a popular choice with buyers thanks to its excellent access to the A12 and A14, a range of nearby local amenities, schools and transport links. The area is also well placed for access to Belstead Hills Nature Reserve, providing attractive countryside walks and green open spaces whilst Ipswich town centre is just a short distance away.

Entrance Hall

Double glazed entrance door and window to the front aspect, tiled flooring, pendant light and useful built-in shelving/storage.

Lounge

A bright and welcoming lounge featuring fitted carpet, radiator, under stairs storage cupboards, open staircase rising to the first floor and French doors opening onto the rear garden.

Kitchen

Fitted with a range of matching cream gloss wall and base units complemented by tiled

splash backs and work surfaces. Incorporating a stainless steel one-and-a-half bowl sink with drainer and mixer tap, induction hob with extractor hood over, electric oven, and space and plumbing for a washing machine. Space for a fridge/freezer, tiled flooring and double glazed window overlooking the rear garden.

First Floor Landing

Carpeted landing with pendant light, providing access to all first-floor accommodation.

Bedroom One

A spacious double bedroom with double glazed window to the front aspect, radiator, pendant light and a walk-in wardrobe fitted with recessed spotlights.

Bedroom Two

Double glazed window to the rear aspect, radiator and pendant light. Loft hatch providing access to the loft space, which we have been advised is boarded and insulated and houses the combination boiler, serviced in January 2026.

Bathroom

Comprising a panelled bath with mixer tap and shower over, shower screen, wash hand basin set within a vanity unit, heated towel rail, recessed spotlights, extractor fan, fully tiled walls and flooring, and a double glazed window to the rear aspect.

Outside

Front Garden

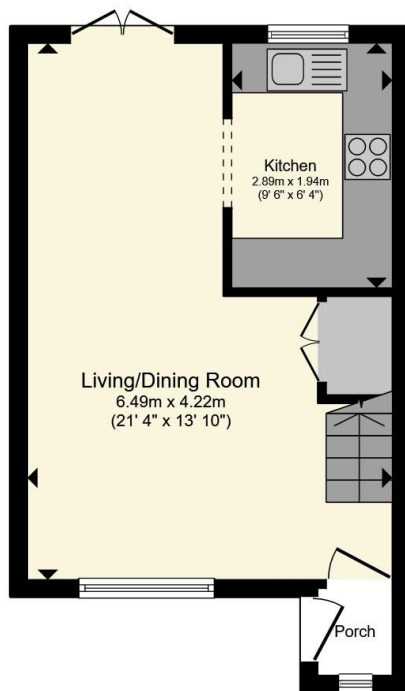
The front garden benefits from a dropped kerb providing off-road parking for one vehicle, with the remainder laid to lawn and a pathway leading to the front entrance.

The property further benefits from an additional allocated parking space located within the communal parking area.

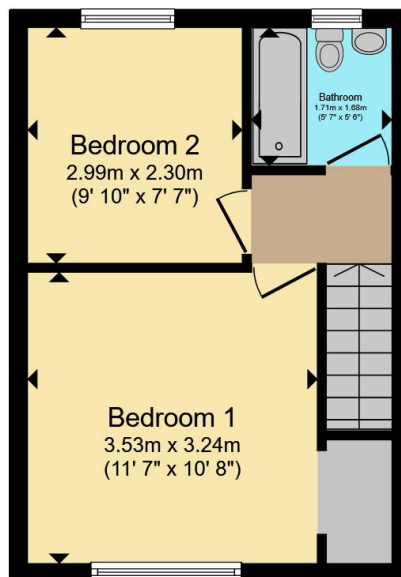
Rear Garden

A beautifully maintained south-facing garden featuring a patio seating area, mature and well-established planted borders, raised sleeper beds and steps leading down to a graveled area. Further benefiting from garden sheds and rear access.





Ground Floor



First Floor

Total floor area 57.2 m² (616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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6 Princes Street
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EPC Rating: Council Tax
 Awaited Band: B

view this property online connells.co.uk/Property/ICH313366

Tenure: Freehold



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