

1 Firtree Rise, Ipswich

Minors & Brady

1 Firtree Rise

Ipswich

Positioned on a desirable corner plot within the popular Pinewood development, this well-presented and chain-free end-of-terrace home offers bright, spacious accommodation and a superb level of privacy. The standout dual-aspect lounge/dining room is flooded with natural light and opens directly onto a private, non-overlooked enclosed rear garden that wraps around the property, creating excellent indoor-outdoor living. Featuring two double bedrooms, a stylish first-floor shower room, a well-equipped kitchen and allocated parking, this attractive home is perfectly suited to first-time buyers, downsizers and investors seeking a move-in-ready property with excellent access to local amenities, Ipswich town centre, and the A12 and A14 road networks.

- Well-presented end-of-terrace residence offered to the market chain free
- Occupying a generous corner plot within a well-established residential setting
- Well-appointed kitchen with a range of fitted cabinetry and integrated cooking appliances
- Bright dual-aspect sitting and dining room with French doors opening onto the garden
- Two well-proportioned double bedrooms, including a principal bedroom with fitted storage
- Modern shower room comprising of a three-piece suite
- Private, non-overlooked rear garden wrapping around the property, creating excellent outdoor space
- Enclosed grounds featuring established planting, a mature oak tree and dedicated seating areas
- Allocated parking space and convenient access to Ipswich town centre, the A12 and A14 road networks

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The Location

Firtree Rise forms part of the Pinewood development on the south-western side of Ipswich, a location that balances day-to-day convenience with easy access to both the town centre and the wider Suffolk countryside. The area is particularly well suited to families, professionals and commuters seeking a residential setting with strong transport connections and a broad range of amenities close at hand. Pinewood has developed into an established community, offering a practical base for those who value accessibility while remaining within reach of green open spaces and recreational opportunities.

Everyday amenities are readily available, with a selection of supermarkets, neighbourhood shops and essential services located within a short distance. Nearby retail destinations include the Anglia Retail Park and Copdock Interchange area, where residents will find a range of well-known retailers, cafés and dining options. Ipswich town centre expands the offering further with its mix of independent businesses, high street shopping, restaurants, entertainment venues and cultural attractions. Healthcare facilities, fitness centres and leisure amenities are also easily accessible, helping to support a well-rounded lifestyle.

The area benefits from access to a choice of primary and secondary schools, while further education opportunities can be found within Ipswich itself. Ipswich School, Suffolk New College and the University of Suffolk all contribute to the town's established educational network, making the area appealing to households at various stages of life.

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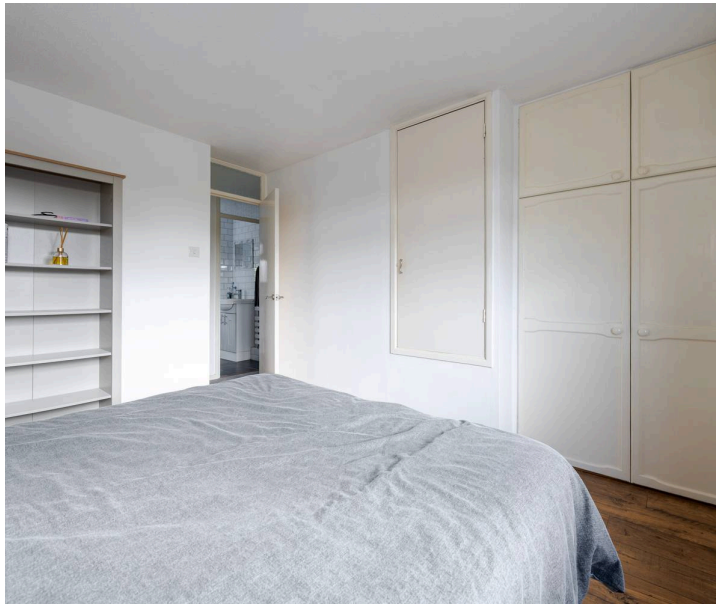







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The nearby A12 and A14 provide efficient road links towards Colchester, Chelmsford, Cambridge, Bury St Edmunds and the wider East Anglian region. Ipswich railway station is within convenient reach and offers regular services to London Liverpool Street, supporting commuting and business travel. Local bus routes also connect residents with the town centre and surrounding districts, making everyday travel straightforward.

Beyond its practical advantages, the area enjoys access to some of Suffolk's most attractive outdoor spaces. Residents can explore Orwell Country Park and the banks of the River Orwell, while waterside walks around Ipswich Waterfront provide a popular setting for leisure and dining. Slightly further afield, the Suffolk Coast and Heaths National Landscape offers an array of walking routes, nature reserves and coastal destinations including Felixstowe, Aldeburgh and Woodbridge.

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The property is approached via a front porch, providing a practical introduction to the home and a useful space before stepping into the main living accommodation.

The principal reception space is an impressive dual-aspect living and dining room, flooded with natural light from windows to the front and French doors opening directly onto the garden. Offering clearly defined areas for both relaxation and dining, this versatile room forms the heart of the home and creates a welcoming environment for everyday living and entertaining. The outlook over the garden further enhances the sense of space, while the staircase rises neatly to the first floor.

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Positioned off the living area, the kitchen has been thoughtfully designed to maximise functionality and storage. Fitted with a range of matching wall and base units complemented by work surfaces, it provides excellent preparation space and includes an integrated electric oven, gas hob and extractor hood. There is additional space for essential appliances, and a rear-facing window brings in natural light while offering views over the garden.

The first-floor landing provides access to all bedrooms and the shower room, creating a practical layout ideal for modern family living.

Bedroom one is a particularly comfortable double room positioned at the front of the property. Benefiting from built-in wardrobes with overhead storage, as well as an airing cupboard, the room offers excellent storage solutions while retaining a bright and airy feel.

The second bedroom is also a double room, overlooking the rear garden. Its versatility makes it suitable as a guest bedroom, children's room, home office, or dressing room, depending on individual requirements. Access to the loft is also located within this room.

Serving the bedrooms is a well-maintained shower room, fitted with a contemporary three-piece suite comprising a shower enclosure, vanity wash hand basin with storage beneath, and a WC. Attractive metro-style tiling and a heated towel rail complete the space, creating a smart and practical finish.

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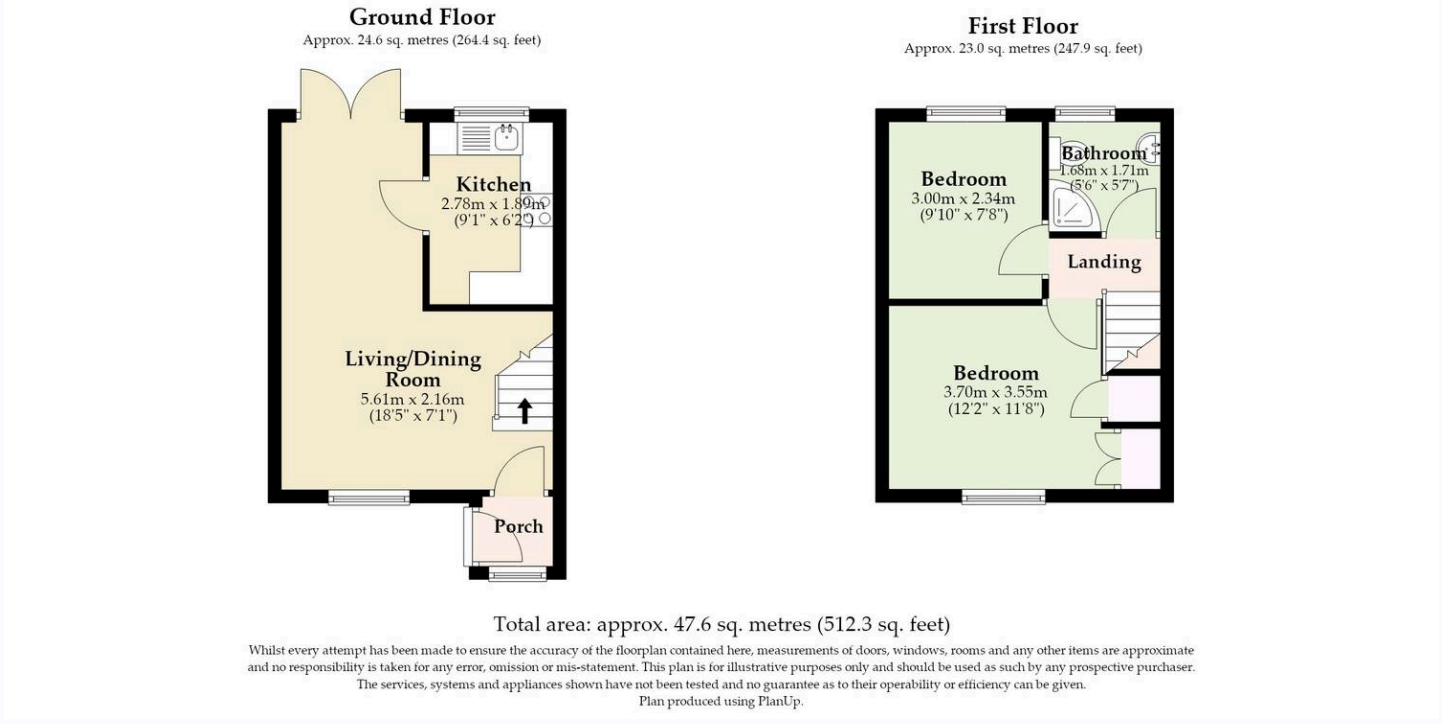



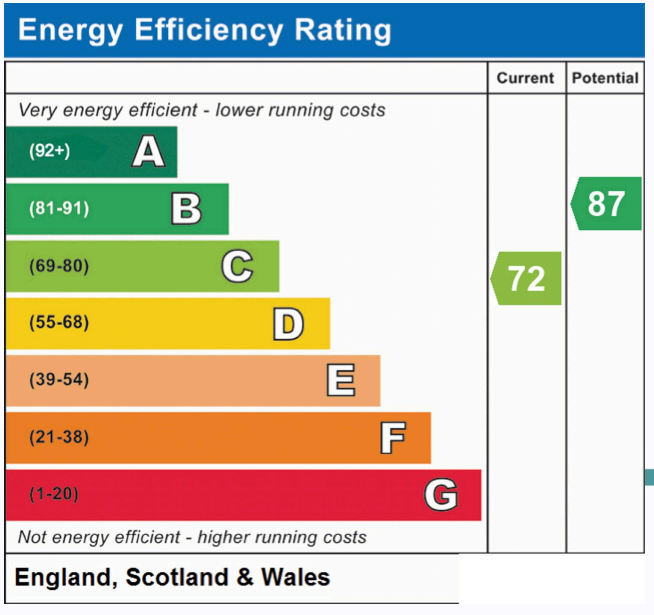

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Externally, one of the property's standout features is its impressive corner plot setting. The rear garden enjoys a high degree of privacy and is not overlooked, offering a secluded outdoor environment for relaxation and entertaining. Fully enclosed by fencing, the garden wraps around the side of the property and is predominantly laid to lawn, complemented by established shrub and hedge borders. A patio area provides an ideal spot for outdoor dining, while a mature oak tree adds character and interest throughout the seasons. The garden also benefits from a wooden storage shed, outside tap and gated side access.

The property further benefits from an allocated parking space located within the communal parking area adjacent to the home, ensuring convenient off-road parking.

Agent's Note

This property will be sold freehold.

Connected to all mains services.

Gas central heating system.

Please note: This property has a TPO on the tree in the rear garden.

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Dreaming of this home?
Let's make it a *reality.*



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

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Your home, our market

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