



Chapel Lane, Belstead, Ipswich, IP8 3LR

Guide Price £415,000 Freehold



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# Chapel Lane, Belstead, Ipswich, IP8 3LR

## SUMMARY

CHAIN FREE - A well proportioned, three bedroom detached chalet style house, located to the southern fringe of Ipswich on a pleasant lane within the desirable village of Belstead. The comfortable accommodation briefly comprises; sheltered entrance, entrance reception, kitchen and dining room with utility area off, sitting room with log burner, snug/home office, conservatory and cloakroom on the ground floor, with landing, three bedrooms and family bathroom on the first floor. To the outside there are attractive, sizeable established gardens mainly laid to mature lawn with entertainment patio, driveway parking, detached garage, and workshop. Enjoying countryside walks and convenient for A12/A14 access, early viewing to fully appreciate this rarely available residence within its idyllic Suffolk village setting is highly advised.

## SHELTERED ENTRANCE

Double glazed front door with matching full height side casement to entrance reception.

## ENTRANCE RECEPTION

Radiator, stairs with spindle railed banister rising to first floor, BT OpenReach point, doors to.

## KITCHEN & DINING ROOM

24' 6" x 12' 2" narrowing to 8' 11" approx. (7.47m x 3.71m) Double glazed windows to rear and side, two radiators, a comprehensive range of base and eye level fitted cupboard and drawer units, matching tall unit with pull out racking system, under unit courtesy lighting over marble effect work surfaces, Built-in NEFF oven and separate grill, inset electric hob with extractor over, integrated fridge-freezer, tiled splash backs, matching peninsular work surface with cupboard units under, integrated dish-washer, inset ceramic sink drainer unit with mixer tap, and breakfast bar. opening to utility area, double doors opening to snug/home office, and double glazed French doors opening to conservatory.

## UTILITY

Double glazed door to side leading to outside, radiator, eye level fitted cupboard units, marble effect work surface, spaces for washing machine and tumble dryer, tiled floor.

## CONSERVATORY

13' 7" x 12' 10" approx. (4.14m x 3.91m) Set on brick and double glazed to three aspects with four opening windows and two opening roof lights in UPVC pitched roof, wood effect flooring, double glazed French doors opening to garden.

## SITTING ROOM

18' 4" x 13' 11" approx. (5.59m x 4.24m) Double glazed shallow bay window to front, radiator, log burner set in open fireplace, television point, opening through to snug/home office.





Total Area: 148.2 m<sup>2</sup> ... 1595 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### SNUG/HOME OFFICE

10' 4" x 8' 11" approx. (3.15m x 2.72m) Double glazed door with matching full height side casement opening to garden, radiator.

### CLOAKROOM

Obscured double glazed window to side, low level WC, wall mounted hand-wash basin, wood effect flooring.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Loft access, radiator, doors to.

### BEDROOM ONE

13' 3" x 12' 2" approx. varied ceiling height. (4.04m x 3.71m) Double glazed window to side, radiator, twin low level wardrobes with lighting and eave storage behind.

### BEDROOM TWO

15' 5" x 10' 8" approx. varied ceiling height. (4.7m x 3.25m) Double glazed window to side, radiator, twin low level wardrobes with eave storage behind.

### BEDROOM THREE

8' 7" x 7' 10" (2.62m x 2.39m) Double glazed window to rear, radiator.

### BATHROOM

Double glazed window to front, vertical radiator, shaped shower bath with thermostatic shower, low level WC, mounted hand-wash basin with mixer tap and cupboard and drawer units under, fully tiled walls, mosaic tile effect flooring.

### OUTSIDE

The frontage consists of a mature lawn enclosed by hedging which conceals it from the lane, to the side there is a tegula block driveway providing off-road parking and access to a detached garage with up and over entry door, there are dual gated pedestrian accesses to the rear garden. The attractive, sizeable Easterly facing rear garden is well established and mainly laid to mature lawn with entertainment patio, it is stocked with a variety of plants and shrubs and enjoys a leafy back drop with open outlook, there is an external tap and lighting, and personal doors to the garage and adjoining workshop/store. To the side of the home there is a sheltered passageway which shelters the floor standing oil fired boiler and plastic oil tank.

### GARAGE

19' x 8' 5" approx. (5.79m x 2.57m) Up and over entry door, personal door to rear garden, mains power and lighting.

### WORKSHOP/STORE

10' x 8' 1" approx. (3.05m x 2.46m) Double glazed entry door, two windows to rear, obscured window to side, mains power and lighting.

### AGENTS NOTE

The property has a concealed septic tank in the rear garden which it is connected to, we understand from the seller, that there is now a mains sewage pipe in the lane which could be utilised and connected to as an alternative, if desired. The property is centrally heated by an external oil fired boiler; mains gas is not connected.

## BABERGH DISTRICT COUNCIL

Tax band D - Approximately £2,100.08 PA (2024-2025).

## NEAREST SCHOOLS (.GOV ONLINE)

Gusford Primary, Chantry Academy High, and St Josephs Independent College.

## DIRECTIONS

Heading South along Ellenbrook Road towards Pinewood, turn right onto Grove Hill towards Belstead Village, turn right onto Chapel Lane, the property is found on the left hand side. Chapel Lane continues along and re-joins Grove Hill providing an alternative access point.

## CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each

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### Energy performance certificate (EPC)

|   |                   |                     |                          |
|---|-------------------|---------------------|--------------------------|
| Chapel Lane<br>Belstead<br>IPSWICH<br>IP8 3LR | Energy rating     | Valid until:        | 25 June 2034             |
|   | <b>D</b>          | Certificate number: | 2160-4836-2040-1105-6925 |
| Property type                                 | Detached house    |                     |                          |
| Total floor area                              | 131 square metres |                     |                          |



**VIEWING STRICTLY BY APPOINTMENT  
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