



Beechwood Drive, Ipswich IP3 8UW



welcome to

Beechwood Drive, Ipswich

****SUBSTANTIAL DETACHED FAMILY HOME ***6/7 BEDROOMS *THREE FLOORS **LIVING ROOM WITH WOOD BURNER **BI-FOLD DOORS **STUDY
DINING ROOM **CLOAKROOM **UTILITY ROOM *OAK STAIRCASES & DOORS **TWO EN-SUITES AND JACK AND JILL TO MASTER BATHROOM
DRESSING ROOM ** DOUBLE GARAGE **NO ONWARD CHAIN



Entrance Door Into-

Hallway

Upon entering this light and airy space, with window, there is a solid oak staircase with under stairs storage. Inset spotlights and built in double cupboard further add to the immediate feeling of quality when entering the home. Doors leading to the kitchen, dining room, study and sitting room.

Cloakroom

Double glazed window to side. Contemporary black and white tiling to walls. Low level W/C and vanity wash hand basin. Inset spotlights.

Study

11' 4" x 10' 3" (3.45m x 3.12m)
Double glazed window to front. Karndean flooring, ideal for a home office. TV and Cat 6 network wiring connected. Our owners gave this room a bespoke finish with the addition of a double door storage cupboard.

Living Room

19' 5" x 18' 7" (5.92m x 5.66m)
Double glazed windows to side aspects, and bi-fold doors along the rear that lead to and overlook the delightful garden. A cream Charnwood wood burner set in a brick surround is a fine centrepiece to the room. TV and network connections are installed at wall height. Inset spotlights.

Kitchen/Family Area

22' 4" x 12' 7" (6.81m x 3.84m)
Two tone Shaker style kitchen with Butler sink with mixer tap over. Co-ordinated granite work surfaces give clean lines and the range of units in this Symphony kitchen give ample storage space. A Smeg range cooker with induction hob over gives a multitude of cooking options, an extractor hood is above. Built in AEG dishwasher and built in full height separate fridge and freezer. Pull out pantry units

offer further storage. Tiling to floor. TV connection at wall height. To the rear of the room is excellent space for a table or to make a snug area, with bi-fold doors to rear leading to the garden.

Utility Room

11' 11" x 5' 9" (3.63m x 1.75m)
Cleverly fitted floor and wall units with slender space to side, ideal for an ironing board. Cupboard housing wall mounted Ideal combination boiler. Sink drainer unit with swan neck mixer tap. Integrated AEG washing machine/dryer, fitted water softener. Tiling to floor. Door to rear to garden.

Dining Room

13' 7" x 11' 9" (4.14m x 3.58m)
Situated to the front of the property, featuring room for an extended table. Window to front aspect. TV and network points. Inset spotlights.

First Floor

Galleried landing with built in airing cupboard. Double glazed window to the front and stairs to second floor. Inset spotlights.

Bedroom One

18' x 16' 9" narrowing to 11' 7" (5.49m x 5.11m narrowing to 3.53m)
Imposing room with built in wardrobes with sliding doors and inset light strips. The rear window gives beautiful views over the garden and the mature Beech Tree beyond, from which Beechwood Drive gets its name. Zoned heating in the house gives the ability for much more personalised temperature and there is a thermostat in this room. TV and telephone points. Door leading to en-suite.

Ensuite Shower Room

Three-piece suite comprising of separate shower cubicle with digital control, vanity wash hand basin and low-level W/C. Fully tiled with towel rail, obscured double glazed window to the rear and

inset spotlights.

Bedroom Five

11' 8" x 9' 6" (3.56m x 2.90m)
Double glazed window to front with in-built blackout blind, window to front aspect. This room could be used for multi-generational living with the layout of bedroom/dressing room/bathroom, making it ideal for teenagers or older adults. TV point. The room interconnects with -

Dressing Room

8' 1" x 7' 1" (2.46m x 2.16m)
With built in wardrobe space. There is a window to side aspect from the dressing room and a Jack and Jill door that links to the bathroom.

Bathroom

Four-piece suite comprising of central fill bath, shower cubicle, low level wc, vanity wash hand basin. Ladder style towel radiator, tiling to all walls and floor. Digital controlled bath and shower. Doors to landing and dressing room off bedroom five.

Bedroom Four

11' 5" x 10' 4" (3.48m x 3.15m)
Window to front aspect, vaulted ceiling giving a charm to the space, TV point,

Bedroom Three

11' x 10' 11" (3.35m x 3.33m)
Window to front aspect. TV point.

Bedroom Two

14' 9" x 12' narrowing to 10' to front of wardrobe. (4.50m x 3.66m narrowing to 3.05m to front of wardrobe.)
Blackout blinds. TV point and fitted wardrobe.

Ensuite Shower Room

Fitted with a well-presented three-piece suite comprising of shower cubicle, low level WC, vanity wash hand basin and tiling to floor and walls. Digital controlled shower. Towel rail.

Second Floor Landing



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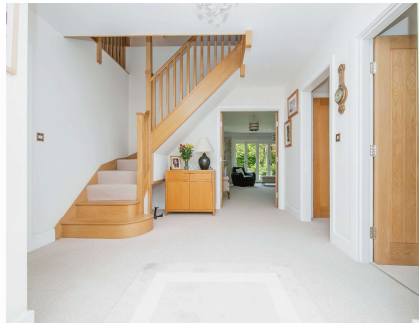
welcome to

Beechwood Drive, Ipswich

- Stunning Family Home
- Close To Purdis Farm Golf Club
- Two Reception Rooms Plus Study
- Cloakroom
- Two En-Suites and Jack and Jill to Master Bathroom

Tenure: Freehold EPC Rating: B

£1,100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPW103340 - 0008

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