

# Foxhall



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## Belgrove Place, Ribbans Park Road

East Ipswich, IP3 8XH

Offers over £500,000



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## Summary Continued

The fully southerly facing landscaped rear garden is another major feature of the property with a decked terrace area providing a real suntrap plus a separate enclosed shaded area. There is a garage to the rear plus three allocated off street car parking spaces (one to the rear and two to the front) and nearby guest visitors car parking.

The property was only completed within the last two years and the current sellers have undergone an extensive programme of further improvement and upgrading of the property since then at a further cost of over £25,000 worth of upgrading to a high standard and in keeping with the original builders specification.

They have installed made to measure shutters in the kitchen/diner, office and in the front bedroom. There is carpet in the hallway and luxury vinyl tiles (LVT) to the full width kitchen/dining/sitting room. The upgrading includes the complete landscaping of the southerly facing rear garden, the creation of an office ideal for somebody working from home. The creation of a downstairs shower room extension within the downstairs cloakroom at a cost of £6,500 approximately. Panelling has also been created in both the lounge and downstairs hallway linking the two rooms asthetically.

All in all, a highly impressive top specification conversion of the former St Clements Victorian hospital by Landswood builders and there are many selling features to this executive property not least its exclusive location.

Within Belgrove Place is access to St Clements Golf course which is open to separate membership and there are delightful woodland walks. A bus stop at the entrance to Belgrove Place leads into Ipswich town

centre and Ipswich Hospital is only a 10 minute walk away. Rushmere Heath and golf course are also only approximately 10 minutes away.

## Front Garden

To the front of the property there are two allocated driveway car park spaces. In addition to this there are also visitors spaces. The property is positioned in an exclusive cul-de-sac of only six properties.

## Reception Hallway

Double glazed feature front entrance door through to entrance hallway, vertical radiator, stairs rising to first floor with French polished banister rails with all ground floor rooms off.

## Utility Cupboard (Off Hallway)

With space and plumbing for washing machine, extractor fan, shelving and luxury vinyl flooring/

## Kitchen/dining/Sitting Room

33'0" x 9'6" (10.06 x 2.92)

Superb southerly facing full width rear reception room with quadruple bi-fold doors and glazed door leading out onto south facing decked balcony/seating area. The kitchen is a top of the range by Howdens Joinery with integrated appliances to remain including four ring gas hob, extractor hood above with spotlighting and glass splashback, Siemens double eye level oven, dishwasher, fridge/freezer, luxury Silestone quartz work-surfaces, LVT flooring, ample base drawers, cupboards and eye level units and deep pan drawers, one and a half bowl sink unit, feature arched window to rear.

The LVT flooring continues throughout the full length of the room with double doors from the dining area leading into the sitting room. The sitting room area has a matching arched southerly facing window to the rear,

two radiators, feature light fittings above sitting room and dining areas to remain. Throughout the property there are special features that all lamps can be controlled direct from the wall.

### **Lounge**

19'5" x 11'3" (5.92 x 3.45)

With twin arched windows to rear, two double radiators plus vertical radiator, double doors open out from the lounge into the kitchen/dining area making this superb for open plan living and ideal for anyone with socializing and parties etc.

### **Shower Room/Cloakroom**

11'4" x 3'8" (3.473 x 1.130)

This has recently been refurbished by the current vendors at a cost of approximately £6,500. Walk-in shower, fully tiled with Hudson Reed rain shower and additional shower with metro tiles, heated towel rail, feature high level W.C., extractor fan, illuminated mirror, wash hand-basin with Victoriana style fittings and LVT flooring.

### **Bedroom Four**

12'5" max x 10'3" max (3.797 max x 3.130 max)

The room has recently been re-decorated with radiator, double aspect windows to side and front with made to measure shutters. Being adjacent to the shower/cloakroom makes this ideal for instance, elderly parents living with the family or teenager, this part of the property could therefore be partially self contained.

### **First Floor Landing**

Access to loft space, window to front, radiator, cupboard housing Worcester boiler with automatic light and all first floor rooms off.

### **Bedroom One**

13'8" x 9'6" (4.17 x 2.92)

Radiator, southerly facing window to rear making this a very light and sunny room, double built-in wardrobes and door to en-suite shower room.

### **En-Suite Shower Room**

9'6" x 5'10" (2.9 x 1.78)

Comprising double walk-in shower with Hudson Reed rain shower and hand held, luxury LVT flooring, extractor fan, feature heated towel rail/radiator, wash hand-basin with double door vanity unit beneath, illuminated mirror, low level W.C., ceiling spotlights and frosted window to rear.

### **Bedroom Two**

19'5" x 11'5" (5.92 x 3.48)

two radiators, fitted double wardrobes and twin windows to front.

### **Bedroom Three**

10'7" max x 10'11" max (3.25 max x 3.35 max)

A very light room full of natural light courtesy of three windows to side, two windows to front and window to other side, radiator, double built-in/fitted wardrobes with shelf and hanging space.

### **Family Bathroom**

7'10" x 9'6" (2.39 x 2.9)

Extremely spacious southerly facing room making this an extremely pleasant and sunny room throughout the day, feature heated towel rail/radiator, chrome wall mounted towel rack, vanity unit with double door cupboard beneath, double wall mounted cupboard, low level W.C., bath with shower over and perspex screen and metro tiled walls.

### **Office**

15'8" x 4'0" reducing to 5'6" x 3'11" (4.8 x 1.22 reducing to 1.7 x 1.2)

Accessed across the decked area and was upgraded costing approximately £5000. This has been completely fitted out making it an ideal office for a work from home situation. It has been plastered, re-decorated, there are electric points and electric radiator plus an easterly facing window to side make this a very pleasant and light room especially in the mornings.

### **Rear Garden**

The rear garden has been thoughtfully landscaped and improved within keeping with the rest of the property, it commences with a decked terraced area and is southerly facing making this extremely pleasant throughout the day and a real suntrap ideal for sitting out having a morning or afternoon cuppa, slice of cake, glass of wine or alfresco dining. For the hottest of the summer days there is also a very handy recessed shaded area. The decked patio area is enclosed by metal fencing with stairs going down to the rear garden which has been completely landscaped by the current seller at a cost of approximately £10,000. This includes extensive limestone paving, raised beds, fully enclosed by panel fencing with larch panel enclosure area improving seclusion and shelter for the very nice sitting out area. There is also a vegetable garden with raised beds hidden through a gate behind the patio area.

The garden has been completely planted out with shrubs around the borders and small trees on one side. There is a covered pergola walkway and access to the garage and additional parking area via a gate immediately at the rear of the property.

### **Enclosed Vegetable Area**

To the rear the garden with access via a secure wooden gate is an additional area of garden which is fully

enclosed by panel fencing on all sides and southerly facing. The current vendors have made this into a very professional vegetable area with enclosed raised flower beds. Ideally, if someone would prefer, this would make a superb sheltered sun trap area ideal for something like an hot tub etc.

### **Garage And Rear Parking**

At the rear of the property is an additional driveway car park space plus a garage which is supplied with light and power.

### **Outside and Surrounding Area**

Surrounding the property and the development in general are beautiful grounds with many of the original trees having been retained. At the far side of the site is private golf course. Local shops are quarter of a mile up the road and an excellent and highly recommended estate agents' office is situated quarter of a mile away on Foxhall Road. Bus stops are also nearby on Foxhall Road.

### **Agents Note**

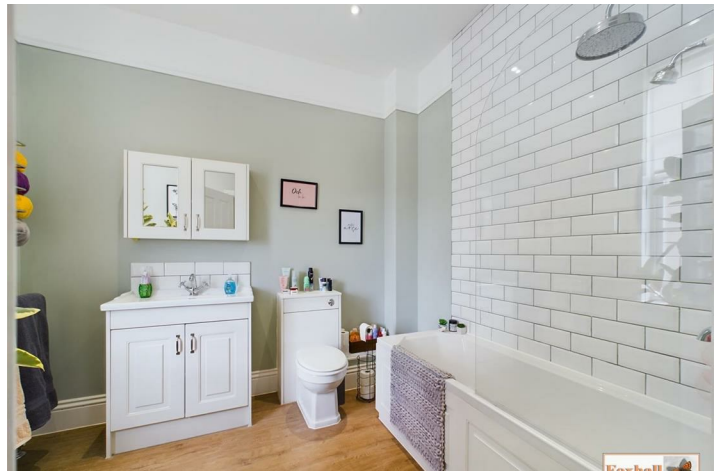
Tenure - Freehold

Council Tax Band - F

Service Charges - £50 per month

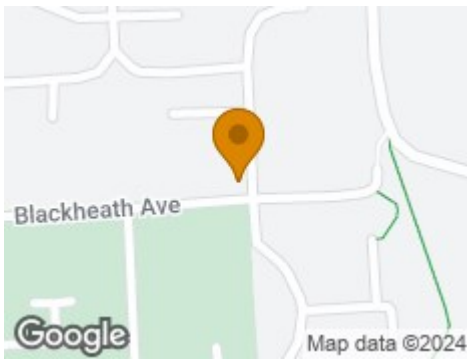








## Road Map



## Hybrid Map



## Terrain Map



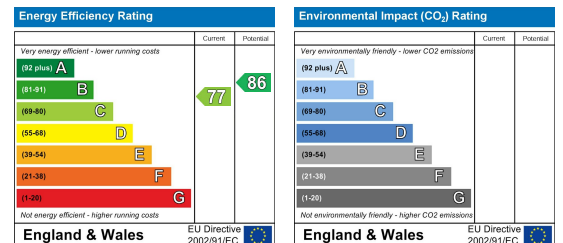
## Floor Plan



## Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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