

Foxhall



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Belgrove Place, Ribbans Park Road

East Ipswich, IP3 8XH

Offers in excess of £400,000



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Summary Continued

There is a family bathroom to the first floor and there is also an additional shower room and entrance hallway to the ground floor. Additionally there is a sprinkler system installed throughout the property.

Landscaped rear east facing courtyard garden providing a lovely family / outside entertainment area. There is an allocated off street car parking space and nearby guest visitors car parking.

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.

Entrance Hallway

High skirting boards, LVT flooring, door to lounge.

Lounge

20'8" x 13'6" (6.30m x 4.11m)

Door to downstairs shower room and kitchen, bi-fold double glazed doors opening onto the outside garden courtyard, sash window with white poly resin composite shutters, carpet flooring, picture rails, high skirting boards, aerial point, Victorian style radiator.

Ground Floor Shower Room

9'6 x 5'6 (2.90m x 1.68m)

Large walk in shower cubicle with hand held shower and rainfall shower over, splashback tiling, vanity wash

hand basin, mid flush W.C, LVT flooring, extractor fan, radiator, spotlights, shaver point, mirror with light with Victorian style radiator.

Kitchen/Diner

13'6" x 21'7" (4.11m x 6.58m)

Comprising of wall and base units with cupboards and drawers with marble worksurfaces over, with marble splashback, fridge freezer, deep pan drawers, dishwasher, inset stainless steel sink bowl drainer unit with mixer tap over, glazed sash window to the rear, integrated Siemens double oven, stainless steel Siemens four ring gas hob, glass splashback, stainless steel Siemens extractor hood over, picture rails, Victorian style radiator, high skirting boards, radiator, spotlights and pendant lights, LVT flooring, triple bi-fold doors out to the rear garden, stairs up to first floor, door to lounge with stairs down to the ground floor and door to utility room.

Utility Room

9'2" x 5'7" (2.79m x 1.70m)

Comprising of wall and base units with cupboards and drawers under worksurfaces over, picture rails, high skirting boards, space and plumbing for a washing machine and separate dryer.

Lobby

Storage cupboard with fuse box.

Landing

Doors to bedroom one, bedroom two and family bathroom, storage cupboard, sash window with fitted poly resin composite shutter, loft hatch, picture rails, high skirting and carpet flooring.

Bedroom One

13'7" x 12'6" (4.14m x 3.81m)

Carpet flooring, picture rails, high skirting boards, two

sash windows with fitted blinds, large double built in wardrobe, Victorian style radiator with phone and aerial point.

Bedroom Two

13'7" x 8'8" (4.14m x 2.64m)

Two sash windows with fitted blinds to one side and a sash window with fitted blinds to the other, large double fitted built in wardrobe, high picture rails, high skirting boards and carpet flooring.

Bathroom

10'9" x 4'2" (3.28m x 1.27m)

High skirting boards, sash window, mid flush W.C, LVT flooring, wash hand basin, panelled bath with a mixer tap hand held shower and rainfall shower over, splashback tiling, picture rails, light with mirror and a Victorian style radiator.

Basement Level Hallway

Double cupboard under the stairs, carpet flooring, spotlights, door into downstairs bedroom / cinema room and radiator.

Bedroom Three / Cinema Room on Basement Level

13'6" x 9'11" (4.11m x 3.02m)

Upright radiator, carpet flooring, built in double cupboards, spotlights, door into downstairs room. Due to this being on the basement level this is lovely and cool in the summer heat.

Courtyard Garden

14'11" x 37'2" (4.553 x 11.34)

Large enclosed east facing rear garden fully enclosed mainly laid to patio however there is a gravelled area, outside lighting and tap.

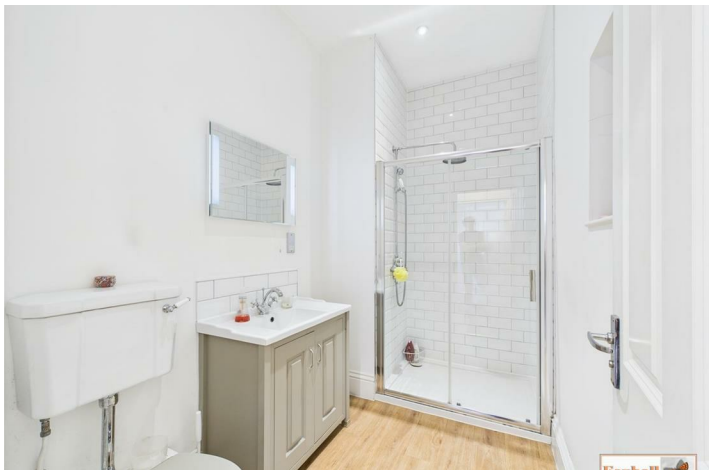
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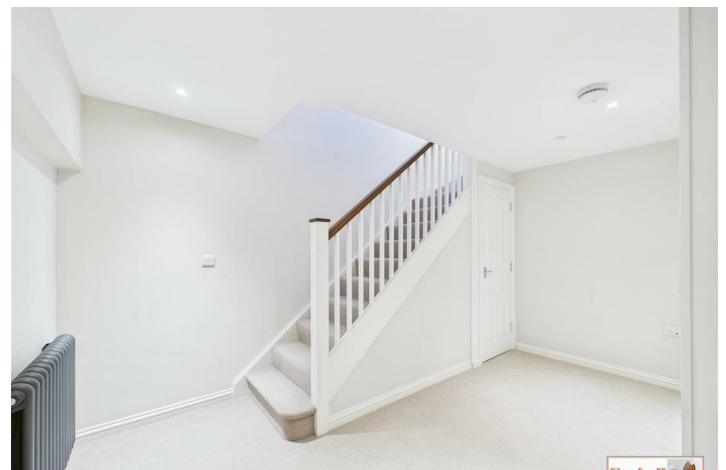
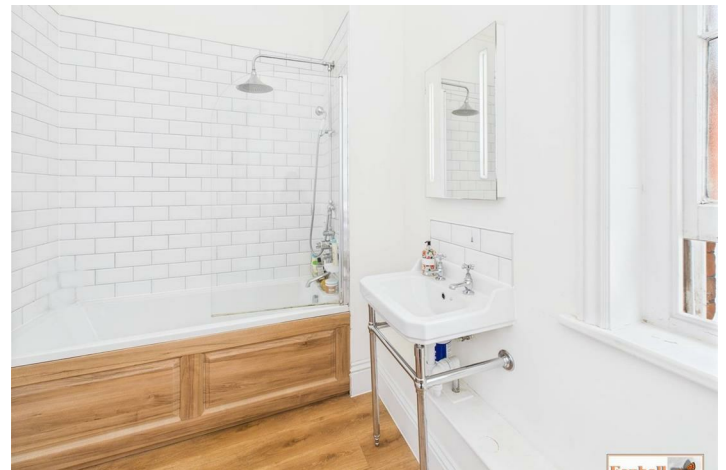
Tenure - Freehold

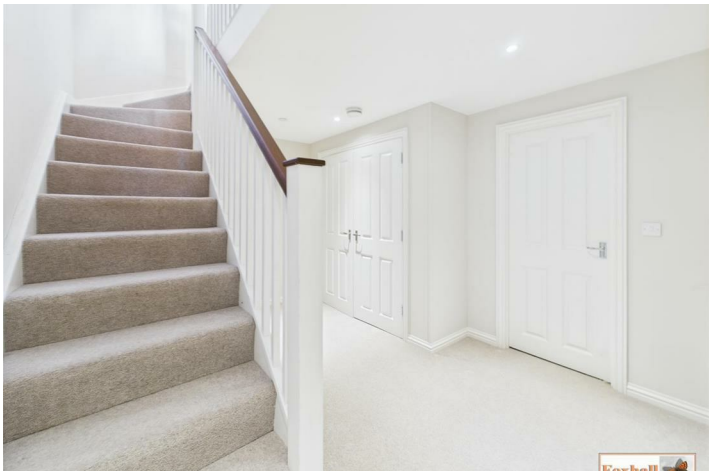
Council Tax Band - E

Service charges are currently £305 per annum.











Road Map



Hybrid Map



Terrain Map



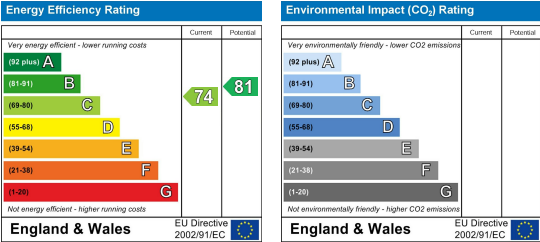
Floor Plan



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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