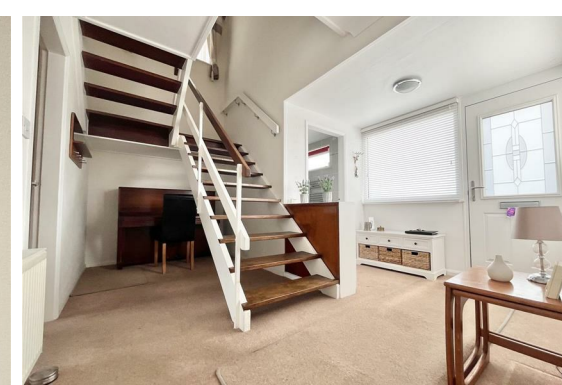




Belmont Road, Ipswich,  
£340,000

- CHAIN FREE
- DETACHED HOUSE
- LARGE ENTRANCE HALL
- GROUND FLOOR SHOWER ROOM
- 20'11 LOUNGE/DINER
- FITTED KITCHEN/BREAKFAST ROOM
- THREE SIZEABLE BEDROOMS
- FAMILY BATHROOM
- GENEROUS REAR GARDEN
- AMPLE OFF ROAD PARKING AND GARAGE



**CHAIN FREE: A great opportunity to acquire this spacious three bedroom detached house located on a generous plot, close to local shops, schools, supermarkets and the Copdock interchange with its access to the A12/A14.**

**PROPERTY:**

CHAIN FREE: We have pleasure in offering for sale this well proportioned three bedroom detached house located close to those everyday facilities. This family home has most modern features to include:- gas to radiator central heating, double glazing, patio doors to garden, fitted kitchen, spacious entrance area and two bathrooms to name just a few. The accommodation comprises:- entrance hallway, shower room, lounge /diner and kitchen. The first floor is accessed via an open tread staircase to a landing that leads to three good sized bedrooms and a family bathroom. The plot is impressive with the front having a large block paved driveway with access to a car port to one side and a garage to the other. The rear garden is also sizeable with patio and a good expanse of lawn.

Council Tax: Band D  
Ipswich



## LOCATION:

The property is located in a sought after location situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.

## ENTRANCE HALLWAY:

Double glazed entrance door to:- two frosted side panels to front elevation, radiator, open tread staircase to first floor landing, large alcove area under stairs.

## SHOWER ROOM:

6'3 x 4'5 (1.91m x 1.35m)

Double glazed frosted to window to front elevation, low level WC, wash hand basin with vanity unit under, corner shower with shower unit and curved screen doors, courtesy light/shaver socket, heated towel radiator, tiled walls and tiled flooring.

## LOUNGE/DINER:

20'11 x 13'3 red 10'5 (6.38m x 4.04m red 3.18m)

Double glazed window to front elevation, radiator, fire surround with inset electric fire and double glazed patio doors to rear garden.

## KITCHEN/BREAKFAST ROOM:

14'2 x 9'10 (4.32m x 3.00m)

Double glazed window to rear elevation, radiator, stainless steel one and a quarter bowl inset sink unit inset to work top, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, Neff filter hood over four ring electric hob, Neff electric double oven inset to tall standing unit, courtesy unit lighting, breakfast bar area, integrated fridge /freezer, built in pantry cupboard and wood laminate tile effect flooring.

## LANDING:

Access to loft space with loft ladder, and built in airing cupboard housing wall mounted gas boiler and hot water cylinder.



**BEDROOM ONE:**

11'3 to fwc x 9'2 (3.43m to fwc x 2.79m)

Double glazed window to rear elevation, radiator and fitted wardrobe cupboards.

**BEDROOM TWO:**

13'8 x 11'8 (4.17m x 3.56m)

Double glazed window to front elevation, radiator, built in storage cupboard and a range of fitted wall to wall wardrobe cupboards with sliding doors.

**BEDROOM THREE:**

9'11 x 7'9 (3.02m x 2.36m)

Double glazed window to rear elevation and radiator.

**BATHROOM:**

6'3 x 5'6 (1.91m x 1.68m)

Double glazed frosted window to side elevation, radiator, low level WC with concealed cistern, wash hand basin inset to vanity cupboard, strip light/shaver socket, panel bath with mixer tap, and shower unit over with shower screen tiled walls and tiled flooring.

**FRONT GARDEN:**

Open plan driveway laid mainly to Herringbone style block paving, flower bed,, access to covered car port area behind gates and access to garage.

**REAR GARDEN:**

Of generous size good sized paved patio, laid mainly to lawn with established trees plants and shrubs, covered area to back door and further storage side area.

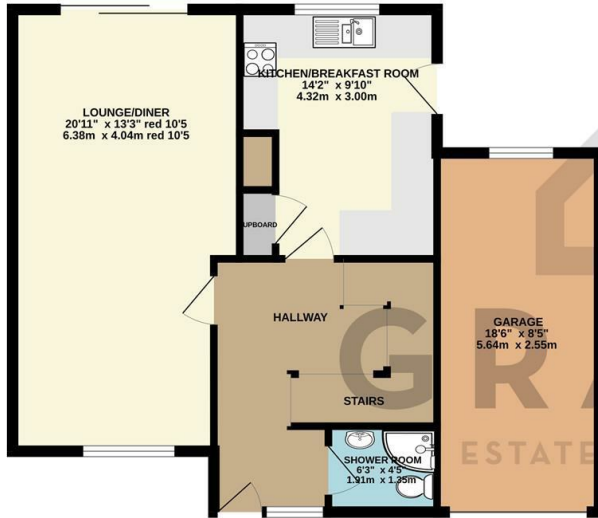
**GARAGE:**

18'6 x 8'5 (5.64m x 2.57m)

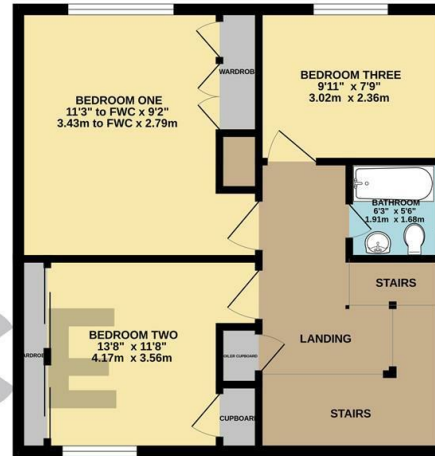
Up and over door, meters, power and lighting.



GROUND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.

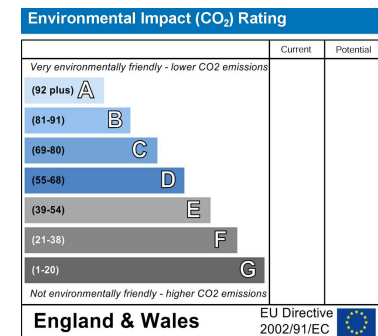
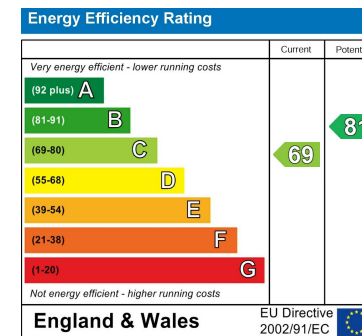
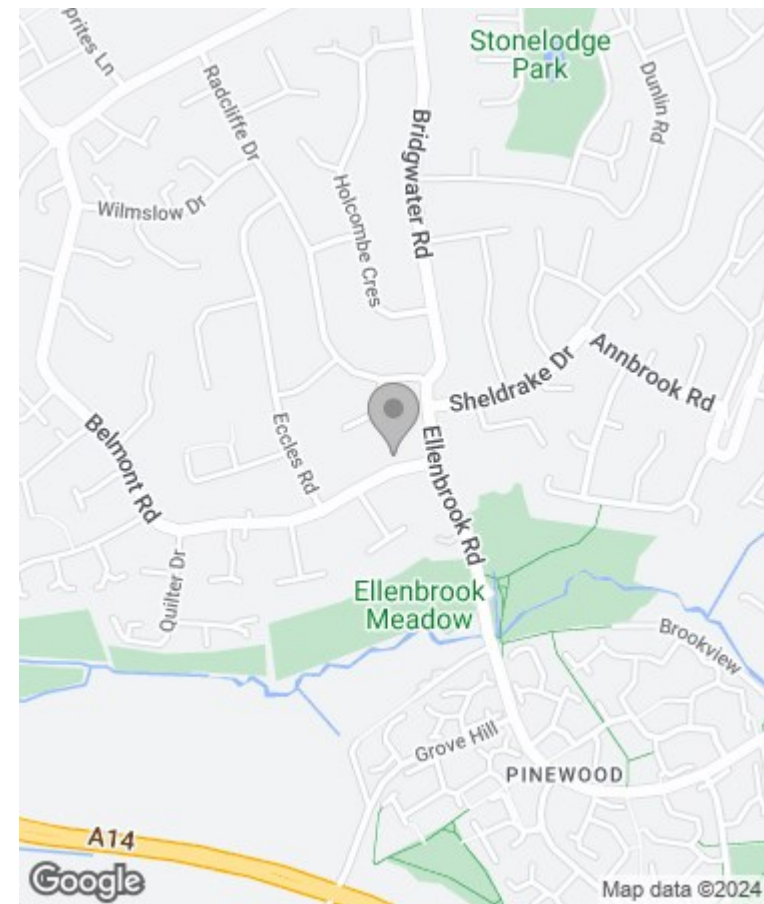


1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024.



## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.