



Ribbans Park Road, Ipswich,
£585,000

- **Unique Four Bedroom Family Home**
- **Prestigious Belgrove Place Development**
- **Victorian Redevelopment**
 - **Open Plan Living**
- **Spacious South-Facing Garden**
- **Garage and Ample Off-Road Parking**
- **Two Bathrooms and Ground Floor Cloakroom**
 - **Family Room/Study**
- **Original Restored Features**
 - **Three Reception Rooms**





The Property

Belgrove Place offers an exclusive collection of luxury homes set in a serene Ipswich suburb. Housed within a charming, locally listed Victorian building that was formerly a distinguished hospital, these residences have been meticulously restored to highlight their historical charm, featuring high ceilings and period details. The homes are surrounded by landscaped gardens and provide ample parking, ensuring a unique and convenient living experience. Each residence is spacious and bathed in natural light, with outdoor terraces enhancing the sense of space.

This stunning townhouse features four bedrooms, two bathrooms, and three reception rooms, masterfully combining period elegance with modern family living. Highlights include high ceilings, restored Victorian radiators, and sash windows, complemented by a contemporary open-plan kitchen, dining, and living area with integrated appliances. The master bedroom boasts its own ensuite, and the property also offers a south-facing garden, front parking, and a garage.

The reception hall features stairs leading to the first floor. At the front of the property is a family room with dual aspect windows. At the rear of the hall, you'll find an impressive open-plan kitchen and dining area, complete with bi-fold doors that open onto a south-facing garden. The kitchen is well-appointed with an extensive array of soft-close base units, wall cabinets, drawers, and Silestone worktops. Integrated appliances include a gas hob, electric oven, extractor fan, dishwasher, and fridge/freezer. The kitchen/diner flows into a sitting room with two front-facing sash windows. The ground floor also includes a utility room and a cloakroom with a Victorian-style high-level WC and basin.

Upstairs, a spacious landing grants access to all four bedrooms and the family bathroom. The master bedroom, located at the rear with a south-facing view of the garden, features a built-in wardrobe and an ensuite bathroom with walk in shower, vanity basin, and WC. The three remaining double bedrooms are positioned at the front of the house, and there is a family bathroom with a bath, vanity basin, and WC.

To the rear is the impressive 75ft (approx) landscaped rear garden boasting a spacious patio and decked area abutting the property with a pergola. The rest is laid-to-lawn with a small patio to the left, providing access to the rear via a gate.

Location

Belgrove Place's location provides a distinct character, enhanced by Ipswich's diverse shops, restaurants, and cafes. Residents can enjoy the newly developed Marina waterfront, the rolling lawns and wooded areas of Christchurch Park, and the nearby gyms and sports centers. Ipswich offers excellent educational options with numerous nurseries, preschools, primary, and secondary schools, including Ipswich School just a short bus ride away.

The town's excellent connectivity makes commuting straightforward, with regular fast trains to London Liverpool Street and easy access to the A12, leading south through Colchester and Chelmsford. Ipswich's vibrant cultural scene, with its many cafes, restaurants, pubs, and green spaces like Christchurch Park, Holywells Park, and Landseer Park, contributes to a rich and fulfilling lifestyle.

The nearby Heritage Coast, with charming destinations like Southwold, Walberswick, Aldeburgh, and Thorpeness, is just a short drive away, while Woodbridge, known for its Tide Mill and scenic river walks, is only fifteen minutes away. Rushmere Common, with its golf club, and the beautiful green spaces of the area, further enhance the appeal of this prime location.

Ground Floor



Entrance Hall

Cloakroom

7'8" x 3'8" (2.34 x 1.14)

Study

12'2" x 10'2" (3.73 x 3.10)

Utility Room

7'1" x 4'5" (2.16 x 1.35)

Lounge

22'2" x 11'5" (6.76 x 3.48)

Kitchen/Diner

35'2" x 9'3" (10.74 x 2.84)

First Floor

Landing

Master Bedroom

15'1" x 9'1" (4.6 x 2.79)

Ensuite

9'3" x 7'8" (2.82 x 2.34)

Bedroom Two

12'2" x 10'2" (3.73 x 3.12)

Bedroom Three

11'5" x 9'6" (3.48 x 2.92)

Bedroom Four

12'4" x 8'3" (3.76 x 2.54)

Family Bathroom

9'4" x 8'5" (2.87 x 2.57)

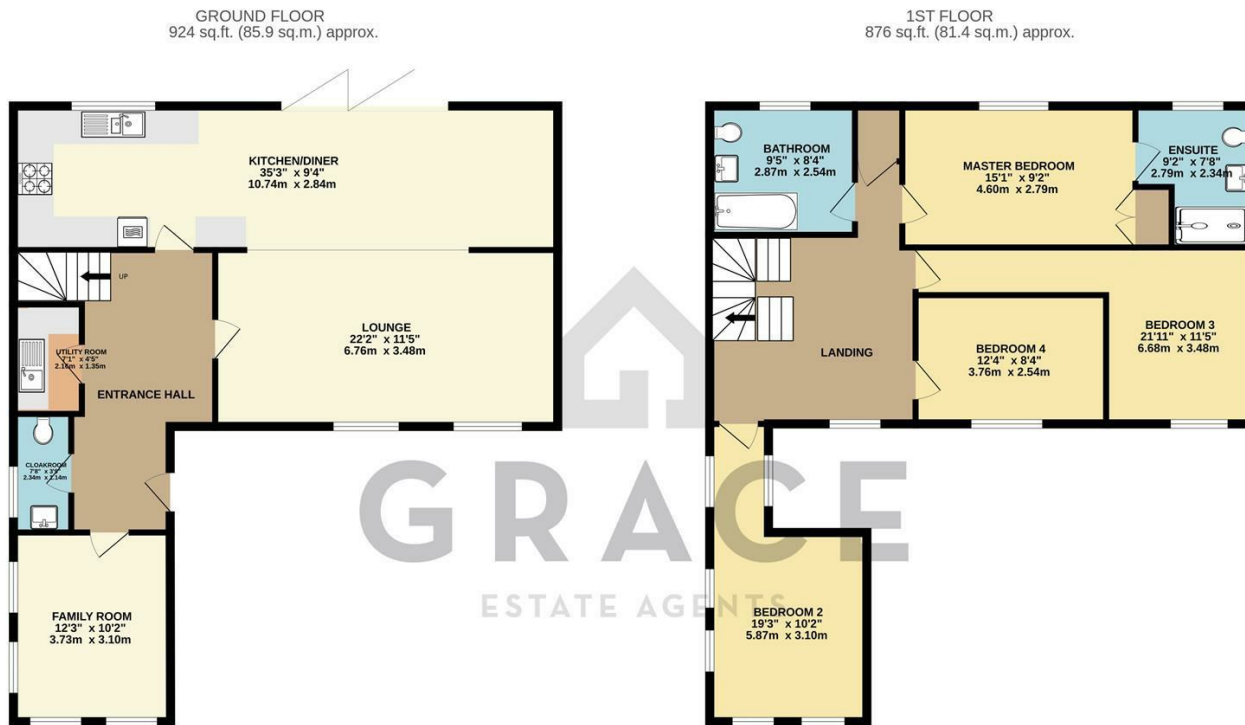












TOTAL FLOOR AREA : 1800 sq.ft. (167.3 sq.m.) approx.

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.
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