



Belmont Road, Ipswich,
£450,000

- **DETACHED HOUSE**
- **FOUR BEDROOMS**
- **GROUND FLOOR CLOAKROOM**
- **EN-SUITE SHOWER ROOM**
- **18'6 LIVING ROOM**
- **18'4 KITCHEN/DINER**
- **UTILITY ROOM**
- **GARDENS FRONT REAR AND SIDE**
- **OFFICE/GYM STORAGE ROOM**
- **CARPORT AND DRIVEWAY**



A truly well presented detached four bedroom detached family home located in this favourable position just off Belmont road close to shops, schooling, retail park and the all important Copford interchange with its A12/A14 access.

PROPERTY:

Nestled in this charming position just off Belmont Road in Ipswich, this exquisite detached house which offers the perfect blend of modern living and comfort. Built in approximately 2013, this new build property boasts a generous living space of 1,259 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings with family. The house features four well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, morning routines will be a breeze, ensuring convenience for all of the family.

The property is thoughtfully designed to maximise natural light, creating a bright and airy environment throughout. Its modern finishes and contemporary layout cater to the needs of today's lifestyle, while still providing a sense of homeliness.

Situated in a desirable area of Ipswich, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding neighbourhood is known for its friendly community and accessibility, ensuring that you will feel right at home.

In summary, this delightful detached house on Belmont Road is a fantastic opportunity for anyone looking to invest in a modern, spacious, and well-located property. With its appealing features and contemporary design, it is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely house your new home.

Council Tax: Band D
Babergh

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 HALL:

Double glazed entrance door to:- radiator, tile effect wooden flooring and access to living room cloakroom and kitchen.

CLOAKROOM:

4'10 x 3'1 (1.47m x 0.94m)

Extractor fan, radiator, low level WC, wash hand basin with tiled splashbacks and vanity unit and tile effect wooden flooring.

LIVING ROOM:

18'6 x 11'6 (5.64m x 3.51m)

Box bay window to front elevation, double glazed window to side elevation, radiator, fire place alcove with inset burner, two double glazed picture windows and double glazed French doors to rear garden.

KITCHEN/DINER:

18'4 x 13'10 (5.59m x 4.22m)

Recessed lighting, double glazed windows to front and rear elevations, radiator, one and a quarter bowl inset sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units, courtesy lighting, integrated dishwasher, tall standing storage cupboard, stainless steel double filter hood over a range cooker area, space for fridge freezer, central island with matching cupboards and work top and tiled flooring. Access to:-

UTILITY ROOM:

6'10 x 6'1 (2.08m x 1.85m)

Extractor fan, double glazed window and door to rear elevation, stainless steel sink unit inset to work surface with cupboards under, tall standing storage cupboard, space for washing machine radiator and tiled flooring.

LANDING:

Access to loft space, radiator, double glazed window to rear elevation and built in airing cupboard.

BEDROOM ONE:

11'6 x 11'3 (3.51m x 3.43m)

Double glazed window to front elevation, radiator, built in double wardrobe cupboard and door to en-suite.

EN-SUITE:

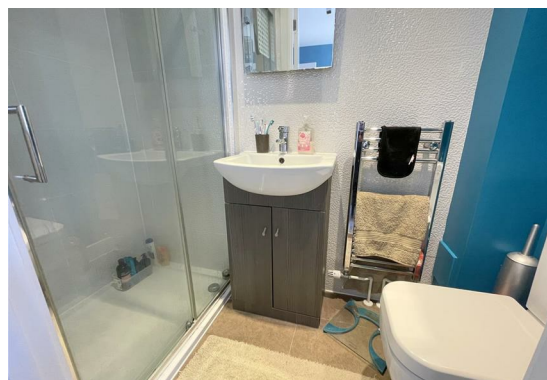
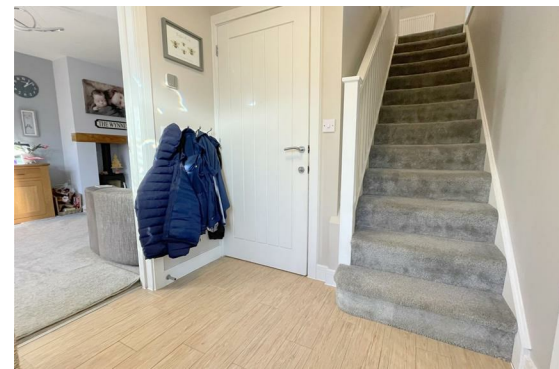
7'4 x 3'5 (2.24m x 1.04m)

Extractor fan, recessed lighting, heated towel radiator, low level WC, wash hand basin with mixer tap and vanity cupboard, tiled splash backs, shower unit with screen door and tiled flooring.

BEDROOM TWO:

10'10 x 9'11 (3.30m x 3.02m)

Double glazed window to front elevation and radiator.



BEDROOM THREE:

11'5 x 8'7 (3.48m x 2.62m)

Double glazed window to rear elevation and radiator.

BEDROOM FOUR:

8'1 x 7'2 (2.46m x 2.18m)

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

BATHROOM:

7'7 x 5'10 (2.31m x 1.78m)

Extractor fan, double glazed frosted window to front elevation, low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard, panel bath with mixer tap, shower to wall over and shower screen, heated towel radiator and tiled flooring.

FRONT GARDEN:

Laid to stone and shingle for parking with access to garage and car port. fronted by hedging.

SIDE GARDEN:

Laid mainly to lawn fencing and timber shed.

REAR GARDEN

Paved patio area, raised flower beds, laid mainly to lawn, outside water tap, recycling/dustbin area and access to side.

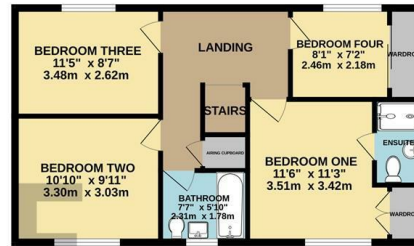




GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.

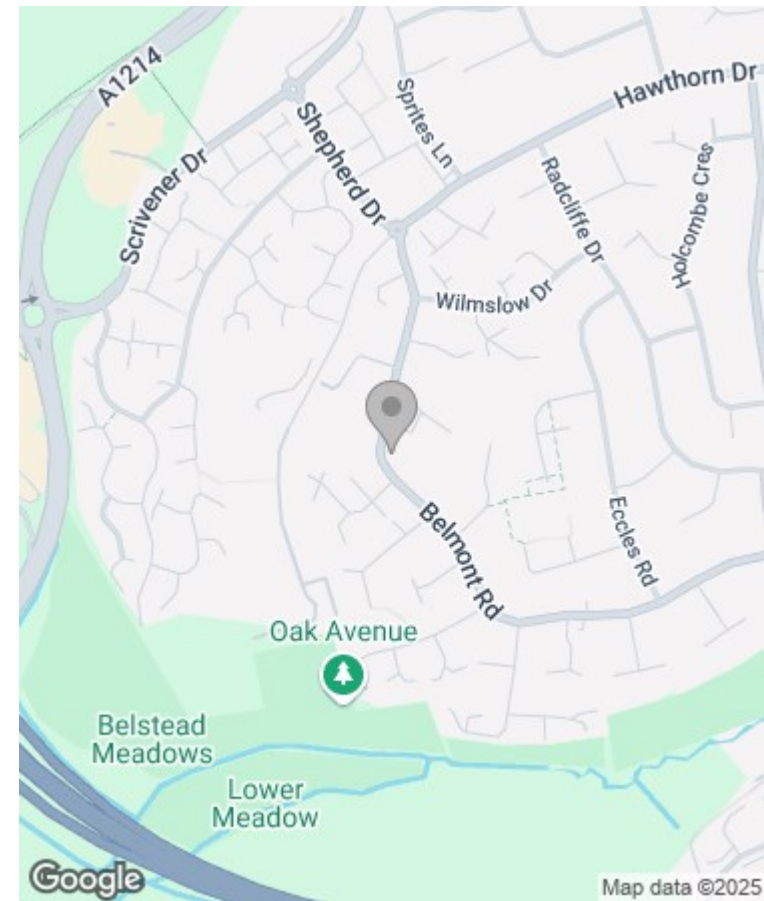


1ST FLOOR
596 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.5 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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Viewing

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