



Connells

Belstead Road,
Ipswich



Property Description

Warren Oaks is beautifully positioned within a secluded and principally lawned garden approaching an acre, the grounds have been thoughtfully designed and maintained. The vast rear garden benefits from a variety of fruit trees, large vegetable patch and fruit cages, as well as a fish pond and decorative wildlife pond. The property is approached via an impressive sweeping driveway boarded by mature trees, established shrubs and flower beds.

The area is very well serviced with access to local Primary and Secondary Schools including the fee paying St Joseph's day and boarding school. Ipswich mainline is within 1.5 miles and has regular links to London Liverpool Street, Cambridge and Norwich.

The regenerated Marina boasts many restaurants, bars and cafes and is also home to University of Suffolk, the town centre offers further leisure and shopping facilities.

The bungalow offers versatile accommodation providing a fitted kitchen with utility room and a light airy formal dining room, the lounge is well proportioned with sliding doors leading to a wrap around conservatory overlooking the gardens. There are three ground floor bedrooms with a four piece en-suite bathroom leading from the Primary.

An inner hallway leads to the integral garage and a fixed ladder to the first floor which has an additional bedroom space. The loft space is impressive and offers a wonderful opportunity to convert in to additional living space being approximately 45 ft in length.

Entrance

Upvc double glazed entrance door and window giving access to:

Entrance Hall

13' 3" x 9' 6" (4.04m x 2.90m)

Radiator and doors giving access to:

Lounge

20' 10" x 13' 8" (6.35m x 4.17m)

Double glazed floor to ceiling windows front, double glazed window to side, living flame fire with feature surround, radiator and sliding double glazed doors giving access to:

Wraparound Conservatory

22' 9" max x 16' 10" max (6.93m max x 5.13m max)

Upvc double glazed construction with tiled flooring and patio doors to rear garden

Dining Room

13' 6" x 9' 6" (4.11m x 2.90m)

Double glazed window, radiator and double doors to lounge. Further door to conservatory.

Kitchen

14' 9" x 7' 8" (4.50m x 2.34m)

Fitted kitchen comprising twin sink and drainer inset into roll top work surfaces with a selection of wall and base level units, serving hatch to dining room, integrated electric double oven, electric hob with extractor over, space for dishwasher, breakfast bar, tiled walls, tiled flooring, inset spotlights to ceiling, upvc double glazed window to rear

Utility Room

8' x 5' 7" (2.44m x 1.70m)

Double glazed door and comprises of plumbing for washing machine and a selection of wall and base level units, tiled floor, cupboard housing boiler

Inner Hall

Double cupboard housing airing cupboard and doors giving access to:

Primary Bedroom

14' x 11' 10" (4.27m x 3.61m)

Double glazed window to rear, radiator and door giving access to:

En-Suite Bathroom

Comprising a four piece suite including a corner spa bath, pedestal wash hand basin, low level w/c and bidet, window to side

Bedroom Two

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazed window to rear, radiator and storage cupboard.

Bedroom Three

11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window to front and storage cupboard.

Bathroom

Comprising separate bath and shower cubicle, vanity wash hand basin, fully tiled, radiator, window to front

Separate W/c

Comprising low level w/c, vanity wash hand basin and radiator, double glazed window to front

Door From Hallway

Integral Garage

With double doors measuring 17 ft 2 x 15 ft 3 max, water softener and double glazed window to side.

First Floor Accommodation

Accessed via fixed ladder, leading to landing

with doors leading

Bedroom

11' 8" x 11' 5" (3.56m x 3.48m)

Window to side and radiator

Storage Room

16' 8" x 8' 4" (5.08m x 2.54m)

Restricted height entrance door, radiator.

45 Ft Loft

Extensive loft space with 9 ft ceiling height ideal for conversion subject to building regulations

Outside

The property is accessed via a sweeping drive leading to the property via mature gardens, integral garage and carport

There is a side access leading to the vast rear garden which has lawned sections, mature shrubs, a pond with bridge over, California redwood trees and a further garden to the rear and side which was previously used as a vegetable patch

Agents Note

Please be advised that the access to the upstairs area and accommodation is not up to current building regulations





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01473 233 966
E ipswich@connells.co.uk

6 Princes Street
 IPSWICH IP1 1QT

EPC Rating: D

view this property online connells.co.uk/Property/ICH310976



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ICH310976 - 0017