



Connells

Holly Lane
Belstead Ipswich



Property Description

Located in this picturesque village of Belstead you will find this semi-detached cottage benefiting from three bedrooms, lounge, kitchen/diner, ground floor bathroom and first floor w/c, utility room, 72 ft of rear garden and off road parking.

Belstead is a village located on the southern edge of Ipswich, around 3 miles south-west of Ipswich town centre, it is also close by to a number of local businesses, including a pub, a post office, and a village hall. The pub, The Belstead Arms, is a popular spot for locals and visitors alike. The village hall is used for a variety of events, including community meetings, concerts, and weddings. The village is also well situated for the A 12 & A 14.

Nearby Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Hall

Accessed via stable entrance door, tiled flooring and doors giving access to:

Kitchen/Diner

12' 9" max x 11' 10" (3.89m max x 3.61m)

Upvc double glazed window to rear, space and plumbing for dishwasher, space and plumbing for washing machine, built in Aga, potterton boiler, tiled flooring, radiator, single drainage sink with mixer tap inset in a roll edge work surface with cupboards and drawers under and matching above, wall light point and smooth ceiling.

Lounge

18' 5" x 15' 3" (5.61m x 4.65m)

Two upvc double glazed windows to front, upvc double glazed window to side, brick fire place, stairs to first floor and two radiators.

Bathroom

Upvc double glazed window to rear, pedestal wash hand basin, low level w/c, sunken bath with independent shower over, part tiled walls and radiator.

First Floor Landing

Doors giving access to:

Bedroom One

13' 7" max x 13' 3" (4.14m max x 4.04m)

Upvc double glazed window to rear giving field views, two wall lights points and radiator.

Bedroom Two

11' x 10' 5" (3.35m x 3.17m)

Upvc double glazed window to front giving field views, built in wardrobe and radiator.

Bedroom Three

11' 7" max x 7' 5" (3.53m max x 2.26m)

Upvc double glazed window to side and radiator.

W/C

Window to side, low level w/c, vanity wash hand basin with mixer tap, smooth ceiling and storage space.

Outside

To the front of the property is a drive providing off road parking and the remainder being laid to lawn and access to the rear garden. The rear garden is 72 ft in length, is laid to lawn, has a paved patio area, tap and mature shrubs and outdoor lighting.

There is also access to the outbuilding which has a up and over door and a utility area to the rear.

Utility Area

8' 9" x 5' (2.67m x 1.52m)

Upvc double glazed window to rear, space for washing machine, space for fridge freezer, single drainage sink with cupboard under, power and lighting.





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

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Tenure: Freehold



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