



Connells

Holly Lane  
Belstead Ipswich





## Property Description

An internal viewing is highly recommended on this charming renovated cottage located in the popular Village of Belstead. The current owner has modernised and improved the property to a high standard but still embodying the cosy cottage feel with many original features. The home also benefits from having a beautifully landscaped garden which gives any potential purchasers a place of serenity. The spacious living accommodation comprises of a lounge, farm house style kitchen, dining room, utility room, two bathrooms, two double bedrooms, study area, summer house, workshop and a spacious rear garden.

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 great composite entrance door, cupboard housing boiler, engineered oak flooring, exposed brick creating a feature wall, radiator, beamed ceiling and doors giving access too:

## Lounge

23' 1" x 14' ( 7.04m x 4.27m )  
Grey upvc double glazed window to front, two radiators, brick fire place, tiled hearth and wood burner inset, beamed ceiling, grey upvc double glazed doors giving access to the rear garden and patio and two wall points.

## Dining Area

18' max x 15' 7" max ( 5.49m max x 4.75m max )  
Two grey upvc double glazed windows to front, beamed ceiling, brick feature fire place with open fire inset, stairs rising to the first floor, radiator and four wall light points.

## Kitchen

13' 1" x 11' 6" max ( 3.99m x 3.51m max )  
Upvc double glazed window to rear, butler sink inset in a oak work top, tiled splash backs, built in cooker, space and plumbing for dish washer, space for American style fridge freezer, tiled flooring, space for range style oven with extractor hood over, a range of wall and base units inset in a roll edge Worksop, under unit lighting, radiator and a smooth beamed ceiling with inset spotlighting.

## Utility Area

Upvc double glazed door giving access to the rear garden, engineered oak flooring, space and plumbing for washing machine, work top with further storage cupboard and smooth ceiling giving loft access.



## Ground Floor Bathroom

Grey upvc double glazed window to rear, sunken bath with mixer tap and independent shower over with rainfall shower head and shower screen, heated towel rail, Victorian style tiled flooring, part tiled walls, storage shelving and smooth ceiling with inset spot lighting.

## First Floor Landing

Smooth ceiling with inset spot lighting and doors giving access too:

## Bedroom One

13' 6" x 11' 4" to the front of the wardrobes ( 4.11m x 3.45m to the front of the wardrobes )  
Grey upvc window to rear giving serene garden views, radiator, range of fitted wardrobes and beamed ceiling.

## Bedroom Two

12' 4" x 10' max ( 3.76m x 3.05m max )  
Grey upvc double glazed window to front giving field views, radiator, smooth beamed ceiling and storage cupboard.

## Study Area

9' 3" max x 4' 3" max ( 2.82m max x 1.30m max )  
Smooth ceiling with inset spot lighting, water tank and eaves access.

## Bathroom

Grey upvc double glazed window to side, smooth ceiling giving loft access and spot lighting, vanity circle sink with mixer tap and soft close drawers under, part tiled walls, radiator, vinyl tiled flooring, bath with mixer tap and low level w/c.

## Outside

To the front of the property is a drive providing off road parking for several vehicles with the remainder being laid to lawn and mature shrubs and provides gated access to the rear garden.

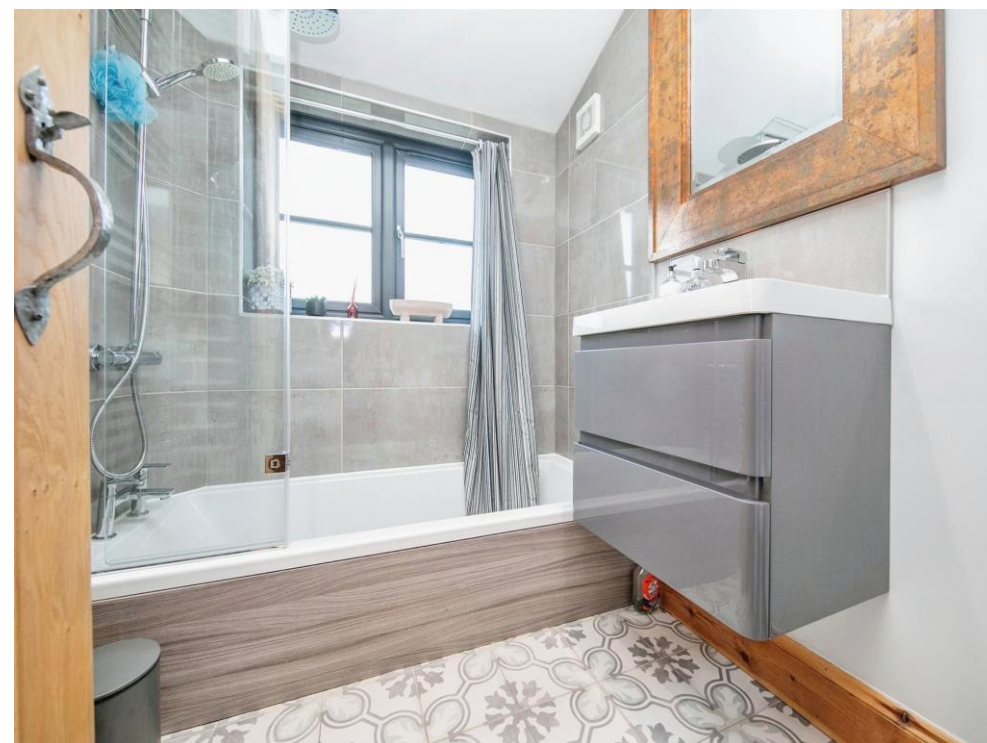
The rear garden is an oasis of calm, measures 75 ft x 45 ft and commences with a patio area with a timber gazebo with a pitch roof, blocked paved style terrace, outside tap, wood storage, oil tank, blocked style pathway to bottom of the garden giving access to the workshop, power and the remainder being laid to lawn with mature trees and shrubs. There is also a shed to remain.

## Summer House

12' 5" x 9' 2" ( 3.78m x 2.79m )  
Wood construction, spot lighting, access via double doors, two windows to front and power and light.

## Workshop

17' 2" x 10' 7" ( 5.23m x 3.23m )  
Accessed via double doors, two windows to front and 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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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