



Heatherstone, Grove Hill, Belstead, Ipswich, IP8 3LU

welcome to

Heatherstone, Grove Hill, Belstead, Ipswich

This attractive, detached home would make the perfect light refurbishment project and benefits from four double bedrooms, a separate lounge and kitchen, with potential to create a large kitchen/diner/family room, a ground floor shower room, an un-overlooked rear garden and NO ONWARD CHAIN!



Entrance Hall

12' 1" x 5' 9" (3.68m x 1.75m)

Spacious entrance hall with wood effect flooring, one radiator, a glazed door and double glazed window to the front.

Lounge/Diner

23' 9" x 19' 7" max (7.24m x 5.97m max)

L shaped room with French doors leading to the garden, adjacent floor to ceiling double glazed windows, wood effect flooring to the dining space, carpet flooring to the lounge space, a fitted Scandinavian wood burner, three radiators, TV point and a door leading to the kitchen. This room is adjacent to the kitchen and could easily be knocked through to create a fantastic, open plan kitchen/diner.

Kitchen

15' 8" x 10' 2" (4.78m x 3.10m)

Double glazed window to the rear, a door leading to the garden, tiled flooring throughout, partially tiled walls, eye and base level units in white with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, an integrated double oven with induction hob and extractor hood, a door leading to the lounge and space for a washing machine, fridge/freezer and dishwasher.

Inner Hall

12' 8" x 2' 7" (3.86m x 0.79m)

Doors leading to the utility room, ground floor shower room, snug and double garage, tiled flooring and one radiator.

Snug

14' x 11' 9" (4.27m x 3.58m)

Sliding doors leading to the conservatory, wood effect flooring and one radiator.

Conservatory

16' 4" x 10' 4" (4.98m x 3.15m)

Sliding doors leading to the snug, double glazed windows to the side and rear, French doors leading to the garden, a pitched roof, wood effect flooring and wall hung lights.

Utility Room

10' 6" x 5' 6" (3.20m x 1.68m)

Double glazed window to the rear, tiled flooring, a stainless steel sink with base units, space for a washing machine and a floor mounted Kerosene boiler.

Ground Floor Shower Room

10' 5" x 4' 8" (3.17m x 1.42m)

Fully tiled walls and flooring, enclosed WC, a bidet, pedestal wash hand basin, a shower with glass enclosure, one radiator and double glazed window to the rear.

First Floor Landing

Wood effect flooring, one radiator, an airing cupboard, loft hatch and a large staircase.

Master Bedroom

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed windows to the front and side, carpet flooring, one radiator and two double built in wardrobes.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)

Double glazed windows to the side and rear, one radiator, carpet flooring and a triple built in wardrobe.

Bedroom Three

11' 8" x 9' (3.56m x 2.74m)

Double glazed windows to the side and rear, one radiator, carpet flooring and a double built in wardrobe.

Bedroom Four

12' x 11' 6" (3.66m x 3.51m)

Double glazed window to the rear, one radiator, wood effect flooring and a triple built in wardrobe.

First Floor Bathroom

8' 5" x 7' 5" (2.57m x 2.26m)

Fully tiled walls and flooring, a bath with overhead waterfall showerhead and glass screen, low level WC, pedestal wash hand basin, spot lights, chrome heated towel rail and double glazed window to the side.

Outside:

Double Garage

23' 9" x 16' 8" (7.24m x 5.08m)

An electric, fob operated up and over door, a door leading to the inner hall, boxed in meters, power, light and double glazed window to the side.

Front Garden

An impressive, block paved driveway with adjacent wall, a lawned area, hedging, a Kerosene gas tank, flower bed borders, a curved wall, a side access gate leading to the rear garden and steps up to the front door.

Rear Garden

Generous, South-East facing, un-overlooked rear garden with a large patio seating area, directly off kitchen and conservatory, a raised decking area, a pond with a sleeper border, a side access gate, an outside tap, light and power points, a shed and a storage bin. The remainder of this beautiful garden is laid to lawn with beautiful, curved borders, mature tress, hedging and shrubs.

Agent Note:

Please note this property has a septic tank.



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Heatherstone, Grove Hill, Belstead, Ipswich

- No onward chain
- Four double bedrooms with built in wardrobes
- Ground floor shower room & 1st floor bathroom
- Potential for a large kitchen/diner/family room
- Beautiful, South-East facing, un-overlooked rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: E

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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