



Belstead Avenue, Ipswich, IP2 8NT

welcome to

Belstead Avenue, Ipswich

This well-presented, three bedroom, semi-detached home benefits from a seperate lounge and dining room, a ground floor cloakroom, a 1st floor cloakroom and a 1st floor bathroom, a beautifully presented rear garden and a garage with off street parking in front. NO ONWARD CHAIN!!



Entrance Hall

Wood effect flooring, one radiator and an understairs storage cupboard.

Cloakroom

4' 2" x 2' 9" (1.27m x 0.84m)

Low level WC, wash hand basin, a boiler, wood effect flooring and window to the side.

Lounge

13' 2" x 14' 2" (4.01m x 4.32m)

Beautiful, double glazed bay window to the front, allowing in ample natural light, one radiator, TV point and wood effect flooring.

Dining Room

10' 3" x 14' 2" (3.12m x 4.32m)

French doors leading to garden, wood effect flooring, one radiator and TV point.

Kitchen

10' 2" x 9' 7" (3.10m x 2.92m)

Double glazed window to the rear, tiled flooring, a door leading to the garden, a pantry, eye and base level units in navy with oak worktop surfaces, a stainless steel sink plus drainer, a fitted extractor hood, tiled splashback and space for appliances.

First Floor Landing

Carpet flooring, one radiator and window to the side.

Master Bedroom

14' 1" x 14' 1" max (4.29m x 4.29m max)

Double glazed bay window to the front, carpet flooring, one radiator and a built in wardrobe.

Bedroom Two

13' 7" x 10' 3" (4.14m x 3.12m)

Double glazed bay window to the rear, carpet flooring, one radiator, spot lights and an open built in wardrobe.

Bedroom Three

9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed bay window to the front, wood effect flooring and one radiator.

First Floor Cloakroom

5' 8" x 2' 8" (1.73m x 0.81m)

Low level WC, window to the side, wash hand basin, wood effect flooring and one radiator.

Bathroom

7' 5" x 6' 9" (2.26m x 2.06m)

Low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, loft hatch, an airing cupboard, one radiator, part tiled walls, spot lights, shaver point, wood effect flooring and window to the front.

Outside:

Front Garden

A wall border with a hard standing driveway and a side access leading to the garage and rear garden.

Rear Garden

The beautifully presented rear garden is a sun trap and un-overlooked, with a patio area, a decking area, steps leading up to the remainder of the garden, a lawned area with a pathway to the rear, where there is large shed. This would be perfect spot for a summer house or workshop and to also enjoy the spectacular views of the Orwell Bridge.

Garage

An up and over door, light, power and a door to the side.



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welcome to

Belstead Avenue, Ipswich

- No onward chain
- Three good sized bedrooms
- Ground floor & 1st floor cloakroom & 1st floor bathroom
- Garage with off street parking in front
- Short walk to amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS120248 - 0004

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