



**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!!



**Agents Note:**

Please be aware the current vendor has advised us there are damp proofing works being undertaken on this property. Further details are available on request.

**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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## **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:  
IP120248 - 0006

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