

# KEYSTONE



Belstead Road, Ipswich, IP2 9AX

Offers In Excess Of £500,000

Executive Detached House

Lounge

High Spec Kitchen & Utility Room

En-Suite To Master Bedroom

Large Block Paved Driveway & Garage

Five Bedrooms

Dining Room

Cloakroom

Conservatory

Landscaped Rear Garden



# Belstead Road, Ipswich IP2 9AX

KEYSTONE are pleased to offer for sale this SPACIOUS FIVE BEDROOM FAMILY HOME with GENEROUS DRIVEWAY and ample living space throughout and is situated on this popular residential street. The property benefits from lounge, dining room, conservatory, kitchen/breakfast room, utility room, cloakroom, five bedrooms, en-suite, bathroom, garage and driveway.



#### Entrance Door

Leading to entrance porch with radiator and window to side.

#### Cloakroom

Fitted with w/c vanity inset sink, tiled splash backs, radiator and window to side.

#### Hallway

Stairs to first floor, laminate flooring, built in storage cupboard and window to side.

#### Lounge

27'6 x 14'5

Window to front, patio doors leading to conservatory, radiator and multi fuel wood burner.

#### Dining Room

15'1 x 10'6

Window to rear, radiator and laminate flooring.

#### Kitchen

17'7 x 12

Refitted to a very high standard with a range of base units and drawers, quartz worktop and central island with storage and solid wood worktop, integrated fridge/ freezer and dishwasher, double butler sink with quartz upstand, , hob with extractor over, integrated double oven and microwave, breakfast bar seating, tiled flooring, bi-folding doors to garden and window to rear.

#### Utility Room

11'5 x 5'10

Refitted with base units with sink and drainer unit, space for appliances, personal door to garage, door to garden and water softener.

#### Garage

Fitted with up and over door and power and light connected.

#### Conservatory

25' 6 x 17'7

Windows to rear and side, two radiators and French doors to garden.

#### First Floor

Landing with built in cupboard.

#### Bedroom One

15'6 x 11'4

Window to rear, radiator and built in wardrobes.

#### En-Suite

Fitted with shower, w/c, vanity inset sink, tiled flooring, heated towel rail, tiled walls and window to rear.

#### Bedroom Two

18'5 x 10'7

Window to front and radiator.

#### Bedroom Three

12'11 x 10'4

Window to front and radiator.

#### Bedroom Four

16'6 x 9'6

Window to front and side and radiator.

#### Bedroom Five

13'9 x 7

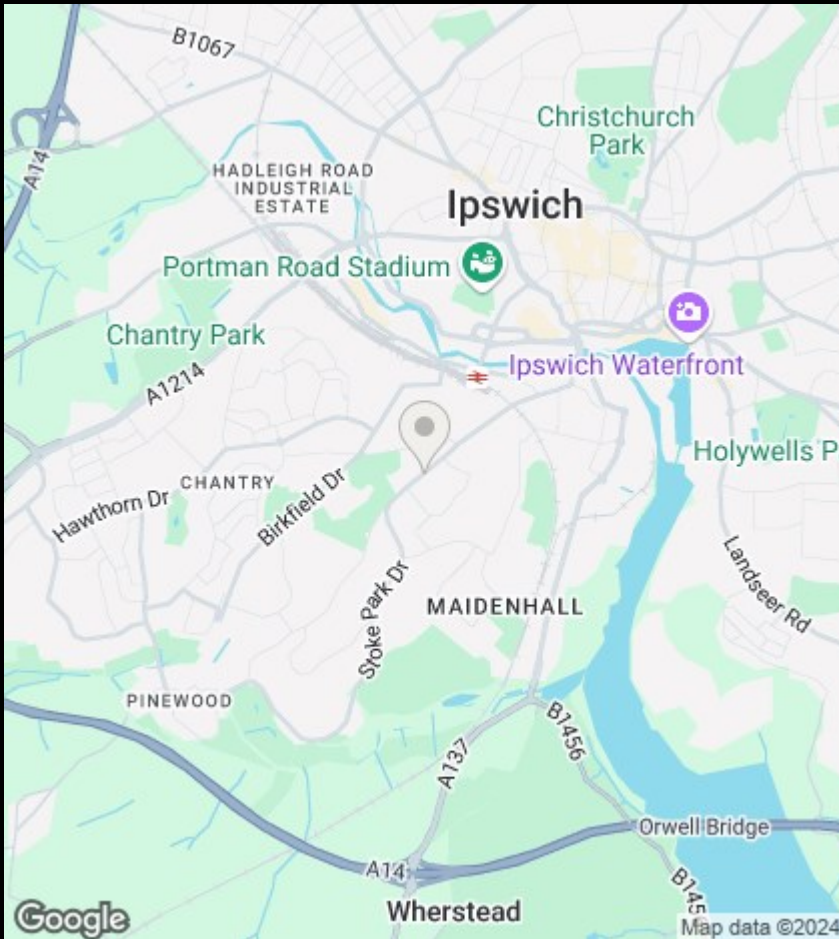
Window to front and radiator.

#### Bathroom

Fitted with a suite comprising of panel bath, shower cubicle, w/c, vanity inset sink, half tiled walls, heated towel rail and window to rear.

#### Outside

To the front of the property there is a large block paved driveway that provides ample parking for the property and leads to the garage. There is side access that leads to the rear garden which has a generous patio with floor decorative flower beds and lawn.



## Viewings

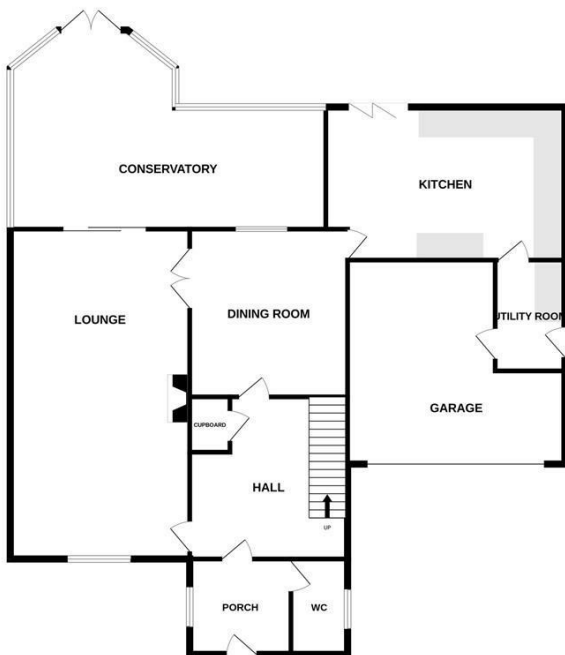
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

## EPC Rating:

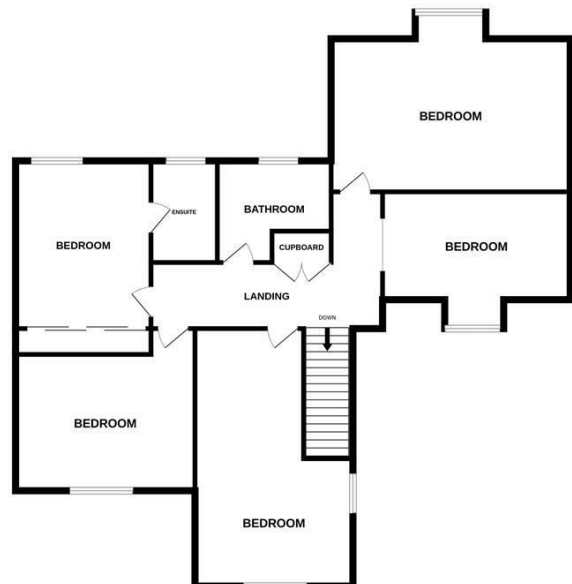
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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