



11 Belgrove Place
Ribbans Park Road | Ipswich | IP12 1HH

FINE & COUNTRY

MODERN LIVING IN A HISTORIC BUILDING



Belgrove Place is one of the most imposing landmark buildings in Ipswich, situated to the east side of the town, providing excellent access to Ipswich Hospital and 2 nearby golf courses. The property is within easy reach of a range of local amenities and facilities including the popular Copleston High School. The former St Clements Hospital, built in 1866, was converted in 2018 into a number of luxury dwellings with beautiful communal grounds and gardens.

Having bought off-plan in November 2018, the current vendors were drawn to the beautiful high ceilings and large windows, flooding the property with light. The large garden offers a great amount of privacy and space with direct access to their double garage with 2 parking spaces. The home also benefits from a driveway to the front with further parking.



KEY FEATURES

- Stunning five bedroom Victorian town house
- No onward chain
- Double garage and parking for several cars
- South-facing rear garden with large terrace
- Beautifully presented
- Freehold
- Excellent commuting distance to London
- Part of Victorian hospital conversion



Step Inside

The large front door opens to a light-filled hallway with its smart cloakroom off to the right. A very useful study sits to the left of the hallway. The hallway leads to an impressive open-plan kitchen and dining room, with additional space for a cosy corner to sit in and enjoy views down the garden. There are a wealth of stunning features including original Victorian cast iron radiators. The muted hues in this fabulous home have been tastefully accomplished with Farrow & Ball and Little Greene paints, creating a tranquil setting in which to enjoy family life.





KEY FEATURES

The spacious and light kitchen is complemented with warm grey units, an island with seating, integrated dishwasher, double electric oven, five-ring gas hob, extractor hood, full size double fridge and wine fridge. Corian white worktops provide plenty of space for preparation and cooking – this really is the perfect modern family kitchen!

Bifold doors open from the kitchen into the lounge. A wonderful sociable space – open up all the bifolds and you have an incredible space for entertaining. There is a further set of bifolds from the living room to the attractive Indian ribbon sandstone terrace, from where you can enjoy views of the south facing garden.

Stairs lead to the generous first floor landing, off which there are three large bedrooms and the family bathroom. The principal bedroom has fitted wardrobes and a Jack and Jill bathroom with bath.

The second floor has two further bedrooms, both with fitted wardrobes: one with an ensuite with a double shower and his & hers basins; the second has a smart ensuite shower room. There is an option to choose your principle bedroom on either floor. Equally, the living and dining areas could be swapped – this home offers a great degree of flexibility.

Outside

The terrace and garden are of generous proportions and the current owners have adorned the garden with plants and shrubs to create a beautiful setting. There is plenty of room on the terrace for outdoor entertaining and furniture. Indeed the owners have spent many an evening enjoying a glass of wine with friends in the early evening sun.

There is a large double brick-built garage that the owners have also used as a gym and workshop.





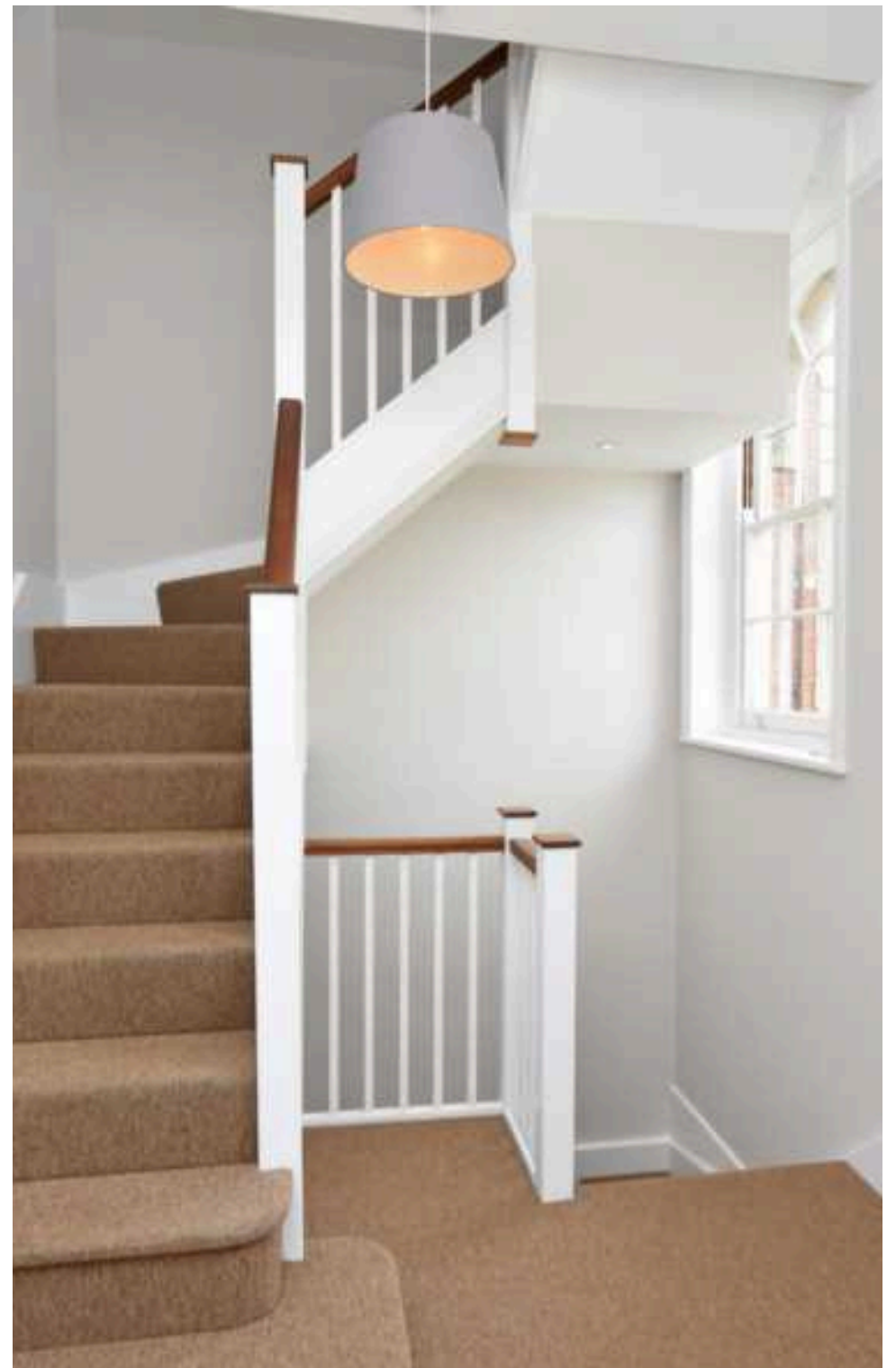






















INFORMATION



On The Doorstep

The centre of Ipswich is just a mile away, and on several major bus routes, meaning city life – shopping, dining, theatre, live music, art and museums – is on your doorstep!

Ipswich School is within a seven minute bus ride with the bus stop nearby. It is very easy to walk or drive into town and there are a number of nurseries, preschools, primaries and secondary schools in the town.

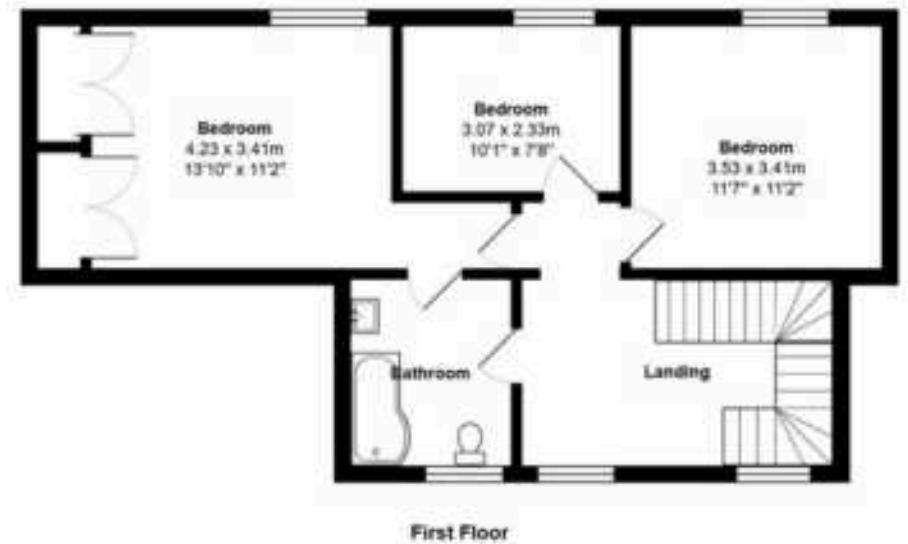
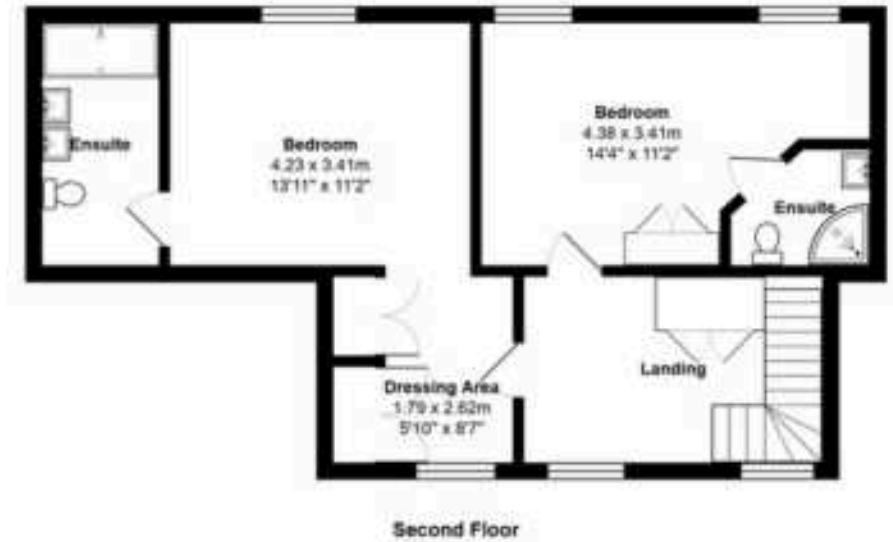
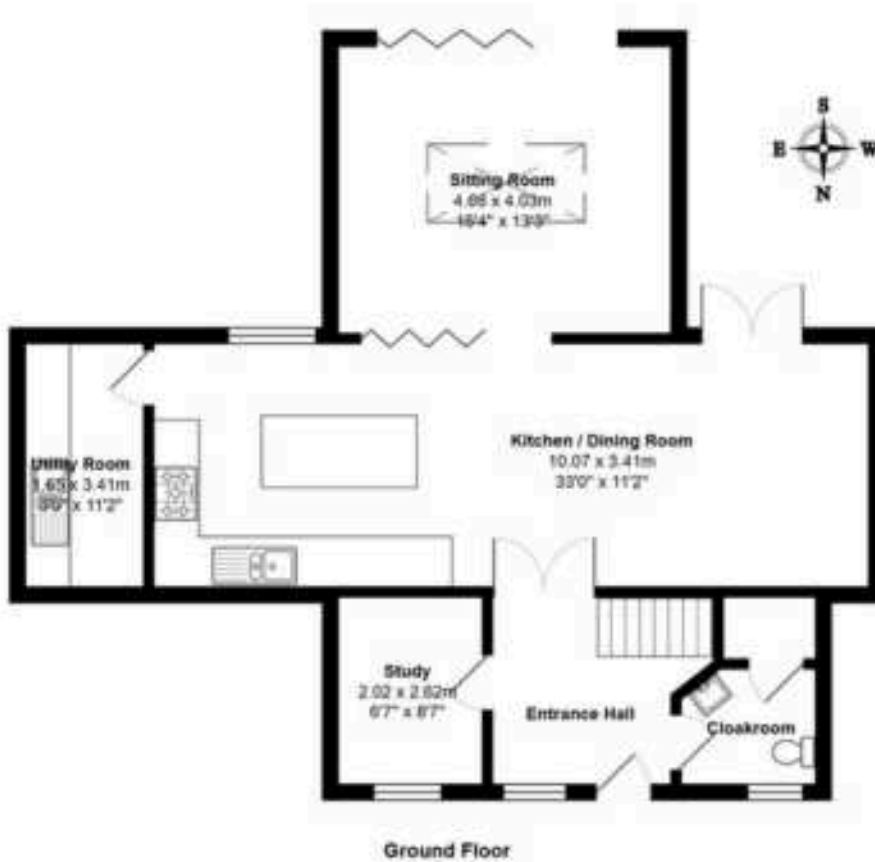
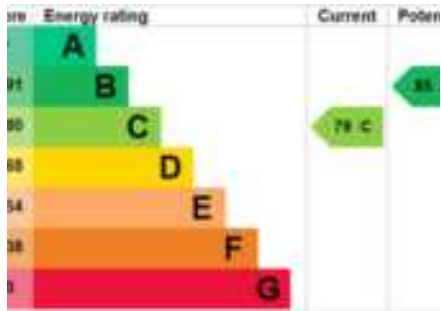
Trains depart several times hourly from Ipswich Station for London Liverpool Street with journey times as fast as 59 minutes. Branch line station Derby Road is even closer at a quarter of an hour's walk.

The location, on the east of the city, is also ideally placed for travel farther afield. The A12 and A14 run close by, putting the delights of East Suffolk in very easy reach. Pretty Woodbridge, great for days out or fine dining, is just 15 minutes away by car. Rivers Stour, Orwell and Deben can all be reached in half an hour or less. Aldeburgh on the coast, with its world famous music festival, is within 40 minutes.

Services, District Council and Tenure

Mains Water, Electricity and Drainage. Gas Central Heating
Ipswich Borough Council - G
Freehold





Total Area: 197.2 m² ... 2123 ft²

All measurements are approximate and for display purposes only



FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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