

Belvedere Road, Ipswich, IP4 4AB

william h brown

welcome to

Belvedere Road, Ipswich

Designed with modern family living in mind, the property offers spacious and light-filled accommodation, including three bedrooms, a generous open plan kitchen/dining/snug, separate living room, ground floor cloakroom, family bathroom, landscaped garden and off street parking.

Agents Notes:
*Please note these is a Maintenance fee of £100 per year payable on this property, for the shared driveway.

*This property is part of a larger title that includes other properties that are not included in this sale. The creation of a new title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall
A spacious and welcoming entrance hall with double glazed side window, radiator, an understairs storage cupboard, spotlights and a choice of flooring, subject to build stage.

Cloakroom
The cloakroom will be completed to the purchaser's specification, offering the opportunity to choose WC and wash hand basin style, flooring finish and decorative finishes. The room will also benefit from spotlights and extractor fan.

Living Room
A bright reception room with double glazed window to the front, radiator, TV point, spotlights and a choice of flooring.

Kitchen/Diner/Snug
Undoubtedly the heart of the home, this impressive open plan living space has been designed for modern family life and entertaining. Features include a vaulted ceiling, two Velux roof windows, double glazed rear window, bi-fold doors opening onto the garden, spotlights throughout, radiators installed, ample space for dining and family seating areas and, a choice of flooring.
Purchasers will also have the opportunity to choose their preferred kitchen style and finish, including cabinetry, worktops and layout options, with potential provision for a central island subject to design and build stage.

First Floor Landing
Double glazed side window, an airing cupboard, loft hatch, spotlights and a choice of flooring.

Master Bedroom
A spacious double bedroom benefiting from double glazed window to the front, radiator, TV point and a choice of flooring.

Bedroom Two
Double glazed window to the rear, radiator and a choice of flooring.

Bedroom Three
Double glazed window to the rear, radiator and a choice of flooring.









Family Bathroom
A unique opportunity to create a bathroom tailored to your own requirements. The room will benefit from frosted double glazed window to the front, spotlights and extractor fan. Purchasers will have the ability to choose a bathroom suite, wall and floor finishes, sanitaryware, taps and fittings and a bath or walk-in shower configuration (subject to build stage).

Outside:

Front Garden & Parking
The property is approached via a block paved private drive, serving two new homes. 42b benefits from allocated parking for multiple vehicles and a side access gate to the rear garden.

Rear Garden
The rear garden has already been landscaped and benefits from fully enclosed boundaries, a large turfed lawn, a patio seating area, outside power, outside lighting, the air source heat pump, a side access gate and an East-facing aspect, enjoying the afternoon sun.

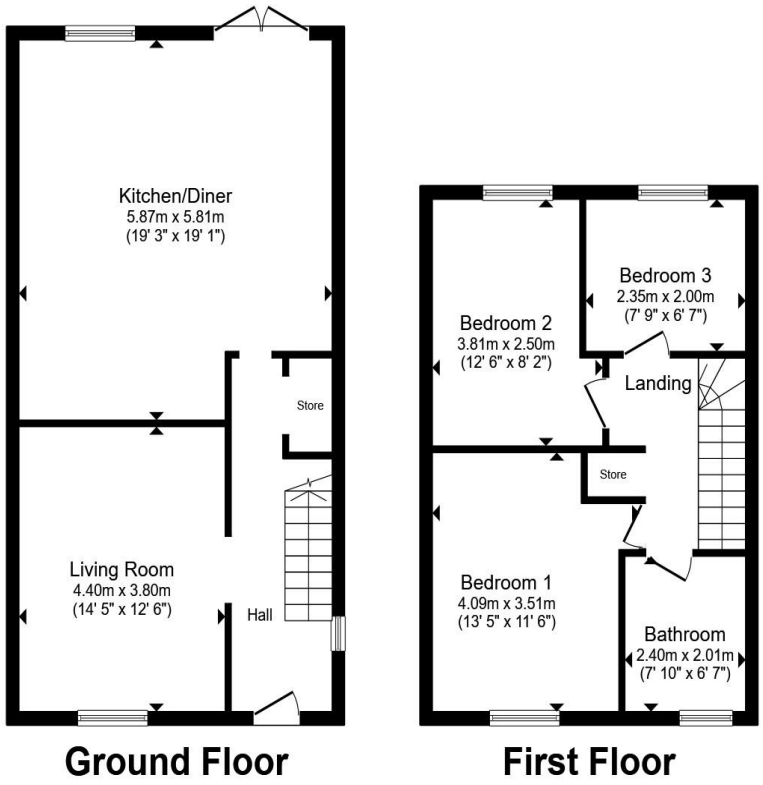
welcome to

Belvedere Road, Ipswich

- High specification, semi-detached home
- Three bedrooms
- Separate living room
- Spacious open plan kitchen/dining/snug
- Ground floor cloakroom & 1st floor family bathroom

Tenure: Freehold EPC Rating: Awaited

£350,000



Total floor area 97.1 m² (1,045 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
IPS122127 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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