



**Belmont Road, Ipswich, IP2 9RJ**

**welcome to**

## **Belmont Road, Ipswich**

This well-presented, detached home boasts a double storey extension, four, large, double bedrooms, a separate dining room, lounge and kitchen/breakfast room, a ground floor cloakroom, 1st floor bathroom, a garage, off street parking, a South-East facing rear garden and NO ONWARD CHAIN!

### **Agents Note:**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

### **Entrance Porch**

7' 9" x 5' 2" ( 2.36m x 1.57m )

Carpet flooring, double glazed window to the front and a wall papered wall.

### **Cloakroom**

6' x 4' 7" ( 1.83m x 1.40m )

Low level WC, vanity sink and double glazed window to the front.

### **Lounge/Snug**

21' 2" x 15' max ( 6.45m x 4.57m max )

This large, open plan room occupies the entire length of the house, with double glazed windows to the front and rear, sliding doors to the garden, carpet flooring, two radiators, a feature stone wall with an electric fireplace and TV point.

### **Dining Room**

12' 3" x 9' 6" ( 3.73m x 2.90m )

This spacious room forms part of the extension, with double glazed window to the rear, carpet flooring, one radiator, a service hatch to the kitchen, wall hung lights and a wall papered wall.

### **Inner Hall**

A door to the garden and a door to the garage.

### **Kitchen/Breakfast Room**

14' 5" x 9' 9" ( 4.39m x 2.97m )

Spacious room with eye and base level units in wood with stone effect worktop surfaces, a sink plus drainer and chrome mixer tap, tiled splashback, an integrated oven with electric hob and extractor hood, space for a fridge/freezer and dishwasher, an integrated washing machine, a storage cupboard, space for a table, carpet flooring and double glazed window to the rear.

### **First Floor Landing**

A triple airing/storage cupboard, loft hatch, carpet flooring, double glazed windows to the front and side and ample space for a study area.

### **Master Bedroom**

15' 1" max x 11' 4" ( 4.60m max x 3.45m )

Double glazed window to the rear, carpet flooring, one radiator, a wall papered wall and a triple, built in wardrobe.

### **Bedroom Two**

15' max x 9' 3" ( 4.57m max x 2.82m )

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

### **Bedroom Three**

11' 1" x 9' 8" ( 3.38m x 2.95m )

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall .

### **Bedroom Four**

10' 1" x 7' 8" ( 3.07m x 2.34m )

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall .

### **Bathroom**

9' 8" x 6' 2" ( 2.95m x 1.88m )

Low level WC, pedestal wash hand basin, a P bath with overhead shower and glass screen, partially panelled walls, stone effect flooring, one radiator and double glazed windows to the front and side.

### **Outside:**

### **Garage**

15' 7" x 9' 7" ( 4.75m x 2.92m )

A door to the inner hall, an up and over door (which needs repairing), double glazed window to the side, power and light.

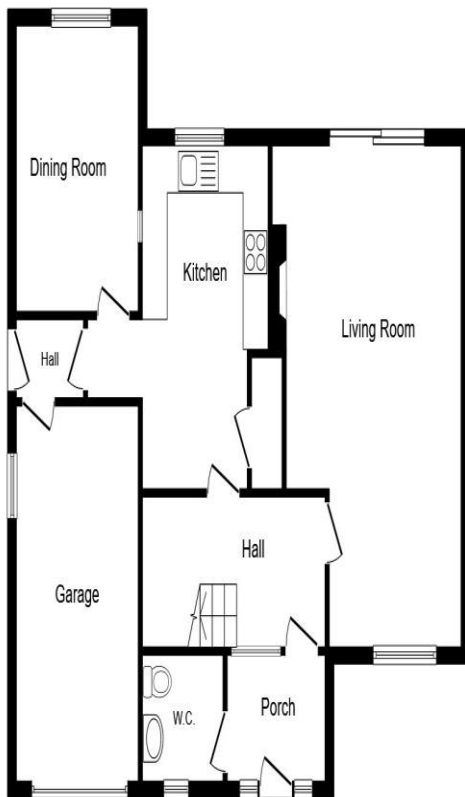
### **Front Garden**

Double gates leading to the car port, a hard standing driveway, a large grassed area and a pathway leading to the front door.

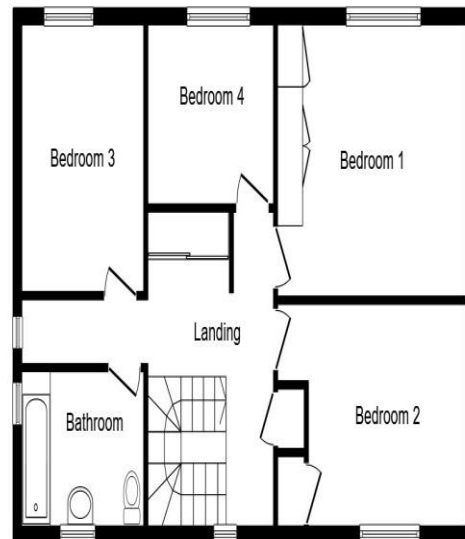
### **Rear Garden**

Large, South-East facing rear garden with a paved seating area, a hard standing seating area, outside tap and light, a fully enclosed border, a large, grassed area, flower beds, a greenhouse and a shingle area to the rear.





**Ground Floor**



**First Floor**

Total floor area 153.9 m<sup>2</sup> (1,656 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](http://www.propertybox.io)



**welcome to**  
**Belmont Road,**  
**Ipswich**

- No onward chain
- Double storey extension
- Four large, double bedrooms
- Ground floor cloakroom & 1st floor bathroom
- Garage & off street parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£395,000**



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