

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 marble effect white tiled flooring, double glazed window to the side, radiator, an understairs storage cupboard and spotlights.

Cloakroom
The cloakroom benefits from marble effect white tiled flooring, spotlights and extractor fan. Purchasers may still have the opportunity to select certain sanitary ware and finishing touches, subject to build stage.

Living Room
A bright reception room with double glazed window to the front, marble effect white tiled flooring, radiator, TV point and spotlights.

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 marble effect white tiled flooring throughout, vaulted ceiling, two Velux roof windows, double glazed window to the rear, bi-fold doors opening onto the garden, spotlights throughout, radiators installed and ample space for dining and family seating. Purchasers reserving early may have the opportunity to choose kitchen styles and finishes, including cabinetry, worktops and layout options, with provision for a central island if selected.

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

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

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

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

Family Bathroom
The bathroom has been completed and features frosted double glazed window to the front, a triple-width shower enclosure with glass screen, waterfall shower head and separate shower attachment, low level WC, vanity wash hand basin, partly tiled walls, grey marble effect tiled flooring, heated towel rail, spotlights and extractor fan.









Outside:

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

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

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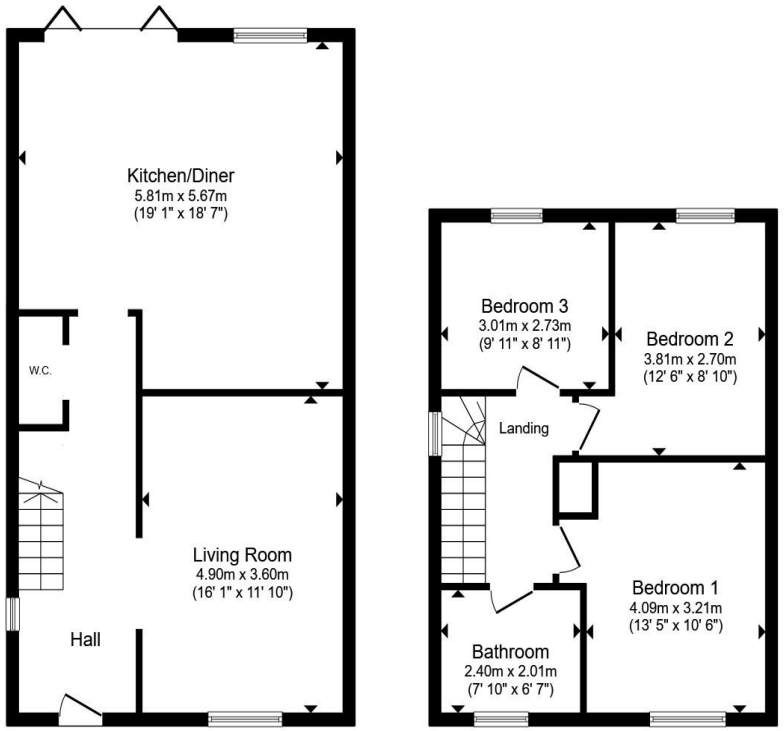
welcome to

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 110.0 m² (1,184 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:
IPS122128 - 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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