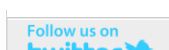


WITS END GROVE HILL BELSTEAD



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WITS END GROVE HILL BELSTEAD

Guide Price £479,000



We are pleased to offer for sale this **EXCEPTIONALLY SPACIOUS, HEAVILY EXTENDED AND RE-MODELLED FOUR BEDROOM CHALET STYLE BUNGALOW**, with good amounts of off road parking, double length garage and extensive rear garden in excess of 100ft in length. Occupying a prime position within this desirable and sought after village. Offered with the benefit of no onward chain.

- ENTRANCE PORCH
- SPACIOUS RECEPTION HALL
- 20' X 17' SITTING ROOM WITH WOODBURNER & FRENCH DOORS
- SPACIOUS MODERN KITCHEN/BREAKFAST ROOM
- DINING ROOM & SEPARATE STUDY
- BATHROOM & WETROOM
- TWO DOUBLE GROUND FLOOR BEDROOMS
- TWO DOUBLE FIRST FLOOR BEDROOMS
- DOUBLE LENGTH GARAGE & AMPLE PARKING
- EXTENSIVE REAR GARDEN IN EXCESS OF 100FT
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WITS END GROVE HILL BELSTEAD

SITUATION: The property occupies a prime position, set nicely back from the road, within the desirable and sought after village of Belstead. This charming and highly regarded Suffolk village is located just to the south/west of the county town of Ipswich, surrounded by undulating Suffolk countryside with attractive rural landscape. The village itself retains a peaceful and traditional feel yet only a short distance from the well served county town of Ipswich providing an extensive range of everyday shopping, schooling , health services and amenity facilities as well as a main line rail link to London's Liverpool Street. Further transport links include easy access to the A14 and A12 providing connections to London, Cambridge and the seaside town of Felixstowe.

Wits End has been in the same ownership for many years, substantially extended both on the ground and first floors to provide impressive and extensive accommodation, offering excellent flexibility with further potential. Features include a most impressive sitting room with feature wood burner and French doors opening to the garden, this in turn leads to a modern, well fitted kitchen/breakfast room, dining room and study. There are two generous double bedrooms and two bathrooms including a walk-in wetroom. On the first floor the accommodation extends to a landing and two further double bedrooms. The gardens and grounds are a particular feature of Wits End, with ample parking to the front and garden, to the rear the garden is unusually large, approximately 100ft in length with a variety of outbuildings, mature garden and fruit trees. Internal viewing is essential to appreciate the accommodation on offer and the enormous potential.

ENTRANCE PORCH: Replacement entrance door, built-in cloaks cupboard with double doors, PVC double glazed windows to the front and side aspects.

RECEPTION HALL: Radiator, staircase to the first floor.

SITTING ROOM: 17' 1" x 20' (5.21m x 6.1m) Two radiators, freestanding woodburning stove with brick hearth, inset spotlights, tv point, PVC double glazed French doors opening to the garden.

KITCHEN/BREAKFAST ROOM: 14' 5" x 11' 3" (4.39m x 3.43m) Fitted with an excellent range of modern base and wall mounted units having wood effect doors and drawer fronts, fitted worktops inset with one and a half bowl sink unit with mixer tap, built-in appliances include eye level stainless steel and glass double oven, integrated fridge, freezer and dishwasher, inset black glass hob with stainless steel extractor connected over, separate built-in shelved pantry, walk-in shelved airing cupboard, decorative arch opens to the rear hall/utility, PVC double glazed window to the side aspect.

REAR HALL / UTILITY: Fitted with base and wall mounted storage units, PVC double glazed door to the garden.

BATHROOM: Modern white suite comprises panel bath with traditional style shower mixer tap, low level wc and pedestal wash hand basin, towel radiator, two PVC double glazed windows to the rear garden.

DINING ROOM: 11' 3" x 10' 6" (3.43m x 3.2m) Solid wood parquet flooring, radiator, PVC double glazed window to the front aspect.

STUDY: 11' 3" x 9' 11" (3.43m x 3.02m) Radiator, wood effect flooring, PVC double glazed window to the front aspect.

INNER HALL:
PVC door to the garden.

BEDROOM 1: 14' 10" x 11' 9" (4.52m x 3.58m) Radiator, PVC double glazed window with views over the rear garden, PVC double glazed sliding patio doors opening to the terrace.

WETROOM: Walk-in shower, ceramic tiled floor, low level wc with concealed cistern, inset ceramic wash hand basin with vanity storage cupboards below, towel radiator, PVC double glazed window to the side aspect.

WITS END GROVE HILL BELSTEAD

BEDROOM 2: 12' 0" x 11' 3" (3.66m x 3.43m) Radiator, built-in full height double wardrobe with sliding doors inset fitted shelves and hanging rails, PVC double glazed window to the front aspect.

FIRST FLOOR LANDING: Access to two bedrooms and walk-in loft space (large enough fo a shower room), generous PVC double glazed window with views over the garden.

BEDROOM 3: 15' 0" x 7' 4" (4.57m x 2.24m) Partly sloping ceiling, eaves storage cupboard, PVC double glazed window to the side aspect.

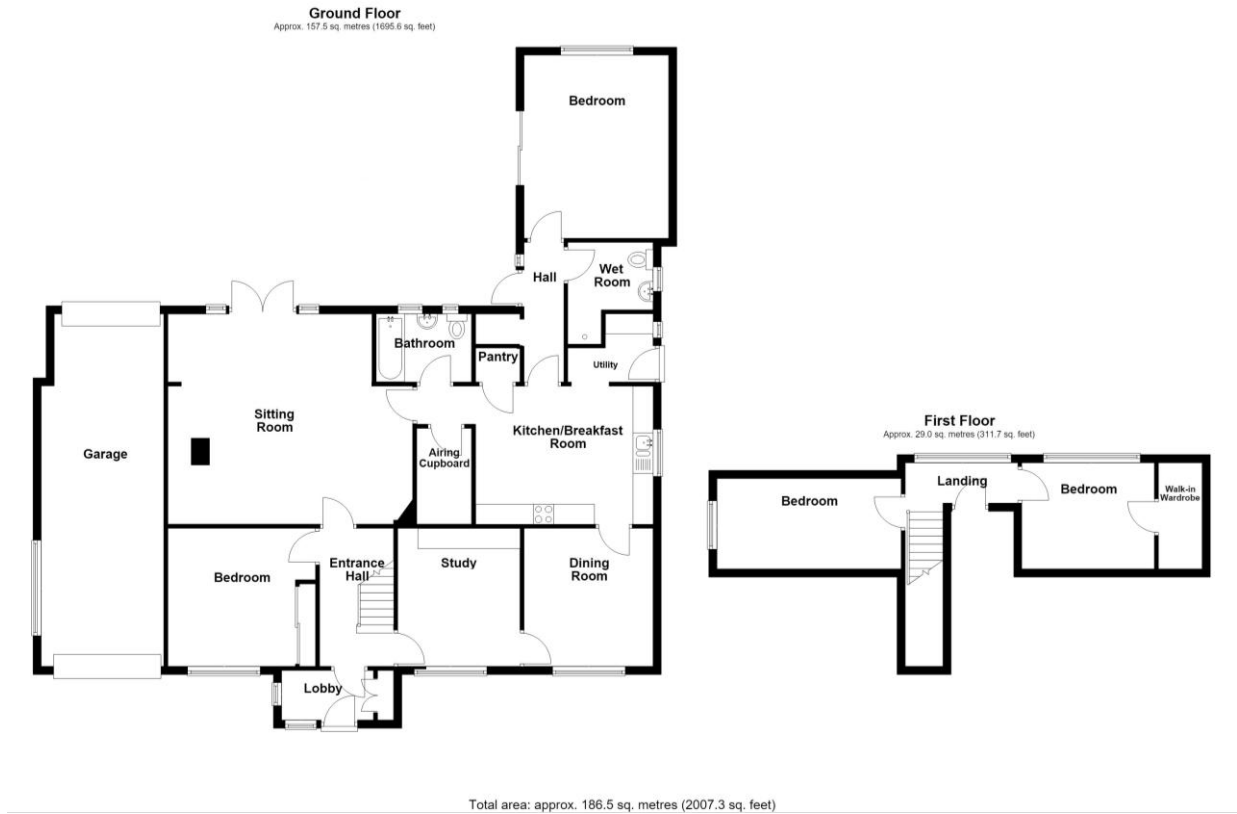
BEDROOM 4: 10' 9" x 8' 8" (3.28m x 2.64m) Walk-in wardrobe with fitted hanging rails, generous PVC double glazed window overlooking the rear garden.

OUTSIDE: The property is set nicely back from the road with generous front garden, predominately laid to lawn with adjacent wide tarmac drive providing parking for numerous vehicles and turning space, this in turn leads to the double length garage 28'8" x 10', power and light connected, PVC window to the side aspect, up and over doors to both the front and rear to provide vehicular access to the rear garden. To the further side of the bungalow there is a pedestrian access. A particular feature of the property is the rear garden, with extensive paved terrace opening to the large lawn with various flower beds and mature native trees and fruit trees. Situated within the rear garden there are outbuildings including timber garden store, greenhouse, summerhouse and workshop with veranda. The boundaries are fenced and the garden offers a good degree of privacy.

POSTCODE: IP8 3LP

ENERGY RATING: B - 81

VIEWING: By arrangement with the agents, Hamilton Smith, 01473 833307, or email us at claydon@hamilton-smith.com You can also visit our web site www.hamilton-smith.com



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