



Little Orchard, Grove Hill, Belstead, Ipswich, IP8 3LU

welcome to

Little Orchard, Grove Hill, Belstead, Ipswich

This beautiful, detached home benefits from four bedrooms, a separate lounge and dining room, a utility room, a ground floor bedroom, a 1st floor shower room, a large rear garden with field views, a garage and off street parking.

Agents Note:

Please be advised this property has a septic tank.

Entrance Hall

Wood effect flooring, double glazed window to the front and a staircase to the first floor.

Ground Floor Bathroom

Marble tiled flooring, one radiator, part tiled walls, a heated towel rail, double glazed window to the front, low level WC, hand basin and chrome mixer tap and a bath with chrome mixer tap, shower attachment and glass screen.

Lounge

Carpet flooring, French doors to the rear, two radiators, double glazed bay window to the front, a fireplace, an brick fireplace, TV point and a storage cupboard.

Dining Room

Carpet flooring, French doors to the garden and two radiators.

Kitchen

Wood effect tiled flooring, double glazed windows to the rear and side, a barn style door to the rear, eye and base level units in stone with solid wood worktop surfaces, a breakfast bar, tiled splashback, spotlights, one radiator, a door to bedroom four, a door to the utility room, a vertical wall hung radiator, a ceramic one and a half bowl sink plus drainer and chrome mixer tap, space for an oven (oven can be purchased separately from the current vendor), an integrated dishwasher and space for a fridge/freezer.

Ground Floor Bedroom Four

Wood effect flooring, one radiator, a built in wardrobe and double glazed window to the front.

Utility Room

Marble tiled effect flooring, one radiator, a sink plus drainer and chrome mixer tap, double glazed window to the rear, space for a tumble dryer and washing machine, eye and base level units in white.

First Floor Landing

Carpet flooring, loft hatch and one radiator.

Master Bedroom

Double glazed windows to the front and rear, with field views to the rear, carpet flooring, two radiators, a built in wardrobe and a vaulted ceiling.

Bedroom Two

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

Bedroom Three

Carpet flooring, double glazed window to the rear, a vaulted ceiling and one radiator.

Shower Room

Granite effect flooring, vanity sink with chrome waterfall mixer tap, double glazed window to the rear, low level WC, one radiator, a shower with glass enclosure and extractor fan.

Outside:

Front Garden

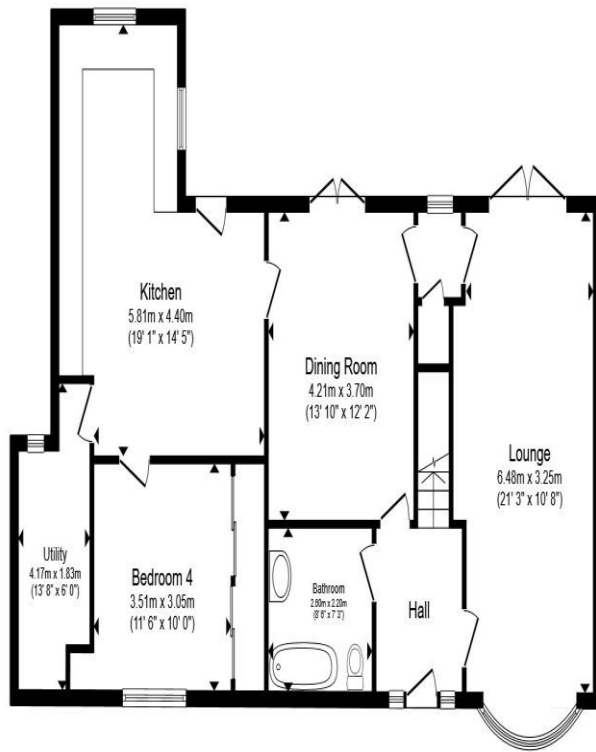
A lawned area, trees, hedging, shrubs and a large, stoned driveway, providing off street parking for multiple vehicles.

Rear Garden

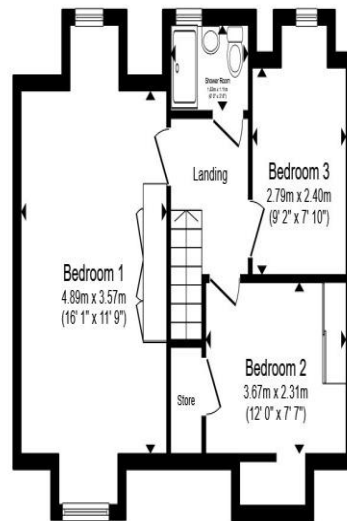
Beautiful, fully enclosed rear garden with field views, a large lawned area, a summer house, a patio seating area, a side access, trees, shrubs and brick raised flower beds.

Garage

Electric roller door, a door to the garden and power.



Ground Floor



First Floor

Total floor area 147.5 m² (1,587 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



welcome to

**Little Orchard, Grove Hill,
Belstead, Ipswich**

- Three 1st floor bedrooms & one on ground floor
- Separate lounge & dining room
- Ground floor bathroom & 1st floor shower room
- Utility room
- Garage & off street parking

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£525,000 - £550,000



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Property Ref:
IPS121317 - 0003

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