



**Belstead Road, IPSWICH, IP2 8BD**

**welcome to**

## **Belstead Road, IPSWICH**

This impressive, three storey, detached home boasts five bedrooms, three beautiful reception rooms, a ground floor shower room, a 1st floor en suite, a 2nd floor bathroom, a study, a large rear garden, a garage and off street parking. Viewing is highly recommended!

### **Entrance Hall**

Tiled flooring, one radiator and an understairs storage cupboard.

### **Study**

Wood flooring, one radiator and double glazed windows to the side and front,

### **Lounge**

Oak effect flooring, TV point, double glazed windows to the side, two radiators, a fireplace with marble base and surround and single glazed windows and doors to the garden room.

### **Garden Room**

Stunning room with tiled flooring, double glazed windows to the rear and side, French doors to the garden, spotlights, bi-fold doors to the kitchen and space for a table and chairs.

### **Kitchen**

Beautiful kitchen with tiled flooring, two double glazed windows to the side with fitted shutters, base level units with granite effect worktop surfaces, spotlights, exposed brickwork, a central island with a ceramic one and a half bowl sink plus drainer, chrome mixer tap and space for stools, one radiator, an integrated fridge/freezer, washing machine and dishwasher, space for a cooker and bi-fold doors to the garden room.

### **Dining Room**

Light and airy room with tiled flooring, double glazed windows to the front and side, spotlights and French doors to the garden.

### **Utility Room**

Tiled flooring, tiled splashback, a glazed door to the front, one radiator, base level units, a ceramic sink with chrome mixer tap and space for a fridge/freezer, washing machine and tumble dryer.

### **Ground Floor Shower Room**

Vanity sink with waterfall chrome mixer tap, fully tiled walls and flooring, low level WC, an walk in shower, spotlights and shaver point.

### **First Floor Landing**

Carpet flooring, two double glazed windows to the rear, stairs up to the 2nd floor, an understairs storage cupboard and one radiator.

### **Master Bedroom**

Carpet flooring, one radiator, two double glazed windows to the rear, a built in wardrobe and door to the en suite.

### **En Suite**

Tiled effect flooring, double glazed window to the side, vanity sink with chrome mixer tap and a walk in shower.

### **Bedroom Two**

Carpet flooring, two built in wardrobes, one radiator and double glazed window to the rear.

### **Bedroom Five**

Carpet flooring, one radiator, a built in storage cupboard and two double glazed windows to the front,

### **Bathroom**

Stylish bathroom with tiled flooring, two double glazed windows to the front with fitted shutters, a further double glazed window to the side with fitted shutters, low level WC, wash hand basin, shaver point, a standalone bath with shower attachment, extractor fan, one radiator and a walk in shower with glass screen.

### **Second Floor Landing**

Carpet flooring and double glazed windows to the front.

### **Bedroom Three**

Carpet flooring, sloped ceiling, one radiator, a storage cupboard and double glazed window to the rear with fitted shutters.

### **Bedroom Four**

Carpet flooring, sloped ceiling, one radiator, a storage cupboard and double glazed window to the rear.

### **Bathroom**

Tiled walls, marble effect tiled flooring, low level WC, vanity sink with chrome waterfall mixer tap, a bath with overhead shower and glass screen, a Velux window and spotlights.

### **Outside:**

#### **Front Garden**

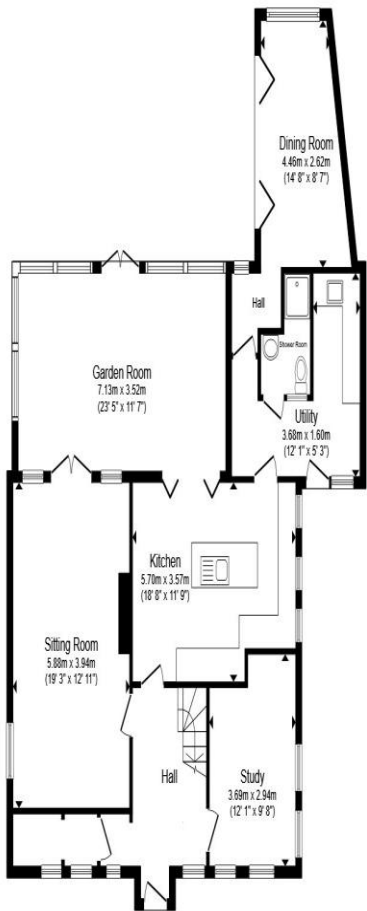
A tarmac driveway providing off street parking for multiple vehicles, a partial walled border, shrubs and access to the garage.

#### **Rear Garden**

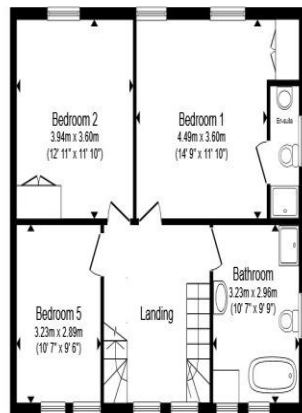
Stunning, South-East facing garden with a patio seating area, a further hard standing seating area with wooden pergola over, a large grassed area, a fully enclosed border, mature trees and shrubs, a greenhouse, a brick contained pond and access to the garage.

#### **Garage**

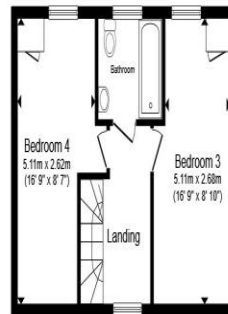
An electric roller door and power.



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 228.9 m<sup>2</sup> (2,464 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**  
**Belstead Road,**  
**IPSWICH**

- Five bedrooms
- Stunning garden room & dining room
- Ground floor shower room, 1st floor en suite & 2nd floor bathroom
- Garage & off street parking
- Large, South-East facing rear garden

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

offers in excess of  
**£675,000**



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