

20 Belstead Avenue, Ipswich, IP2 8NP



**Freehold**

Guide Price

**£450,000**

Subject to contract

**Tandem garage**

4 bedrooms  
2 reception rooms  
and 1 bathroom





Situated to the south-west of Ipswich and within easy access of Ipswich Mainline Station is this detached family home which has parking and double length tandem garage.

# Some details

## General information

Situated on the south-western side of the town, a short distance from the town centre itself and Ipswich's thriving Waterfront, is this four bedroom detached home. For the commuter there is excellent access to Ipswich Mainline Railway Station and the property has a generous living/dining room as well as a sitting room and kitchen. It has gas central heating (not tested), double glazing, double length tandem garage and garden.

The entrance porch has door into the reception hall which has stairs to the first floor, cloaks cupboard and doors to all rooms. To the front there is a sitting room which has a dual aspect. Adjacent is the living/dining room which has double doors onto and windows overlooking the rear garden and a door leading into the kitchen. The kitchen overlooks the rear and has a range of base and eye-level units, work surfaces, sink, built-in electric oven and gas hob with extractor over and space for appliances. There are doors out to the garden and to a utility room which has base and wall cupboards, window to the side and space for a washing machine and tumble dryer. A door returns to the reception hall and another door leads into a cloakroom with WC and basin.

The galleried landing has a window to the front, airing and storage cupboards along with doors to all rooms. The main bedroom has a window to the front with built-in wardrobes and there are three further bedrooms all overlooking the rear. The family bathroom has a bath with shower over and basin. There is a separate WC with basin.

## Entrance porch

## Reception hall

## Living/dining room

16' x 12' (4.88m x 3.66m)

## Sitting room

12' 1" x 12' 1" (3.68m x 3.68m)

## Kitchen

13' 4" x 8' 9" (4.06m x 2.67m)

## Utility room

9' 2" x 7' 4" (2.79m x 2.24m)

## Cloakroom

6' 1" x 2' 9" (1.85m x 0.84m)

## Landing

14' 3" x 12' 4" (4.34m x 3.76m) max

## Bedroom one

12' 1" x 12' 1" (3.73m x 3.56m)

## Bedroom two

12' x 7' 9" (3.66m x 2.36m)

## Bedroom three

11' 9" x 6' 9" (3.58m x 2.06m)

## Bedroom four

8' 9" x 7' 7" (2.67m x 2.31m)

## Bathroom

7' 3" x 6' 3" (2.21m x 1.91m)

## WC

5' 3" x 2' 9" (1.6m x 0.84m)

## Outside

To the front of the property is block paved driveway providing parking with various shrubs and borders being enclosed by a brick wall. There is a tandem garage which measures 30'1 x 7' with up/over door and personal door to the rear.

The rear garden is enclosed by wooden fencing, mature shrubs, borders and trees. It is predominantly laid to lawn with paved areas immediate rear of the property.

## Location

Belstead Avenue is situated on the south-western side of the town a short walk to Ipswich town centre which has an abundance of shopping facilities, coffee houses and restaurants with bus routes nearby. Ipswich's thriving Waterfront is also easily accessible with an abundance of restaurants and bars. For the commuter Ipswich Mainline Station is a short distance away offering services to London's Liverpool Street.

## Agents note

The property has a number of solar panels fitted which not only provides a feed in tariff but the income can be off set against the energy bill.

## Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected.

Tenure - Freehold

EPC rating - C

Our ref - CJJ

## Directions

Leave Ipswich town centre via Princes Street and at the T-junction with Ipswich Mainline Station directly ahead turn left then immediately right onto Willoughby Road. At the top of the hill turn right onto Belstead Road and take the first left into Luther Road, take the next turning on the right into Belstead Avenue where the property can be found on the right hand side.

## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

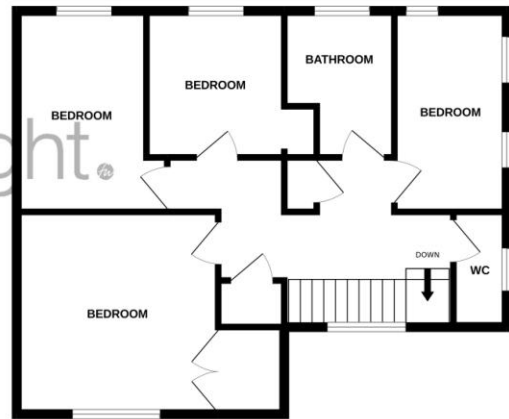
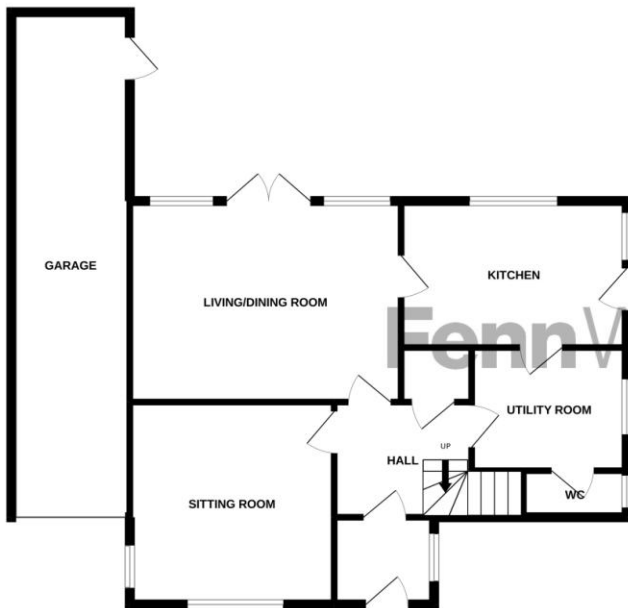
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