



Grier & Partners



LITTLE ORCHARD, GROVE HILL, BELSTEAD, IPSWICH,  
IP8 3LU  
ASKING PRICE - £550,000





### **BELSTEAD**

is a popular village situated within a few minutes drive of Ipswich which offers a wide range of shops, educational and recreational facilities. The village is currently in the catchment area for East Bergholt High School. There are several independent schools in both the local and major towns and throughout the area and St Josephs College is approximately 3 miles away. Sixth form colleges are available in Colchester and Ipswich. A12 links to the M25 and A14. Regional Airport is Stansted, approximately an hour by car. The mainline railway stations in Manningtree and Ipswich provide a regular service to London taking around an hour.

### **SERVICES**

Mains electricity and water are connected to the property. Oil heating system. Private drainage and LPG gas which supplies the hob.

EPC rating - E

Council Tax Band - D4

Local Authority - Babergh District Council 0300 123 4000



#### AGENTS NOTE

As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

#### INTRODUCTION

The original property was built in 1930 and was subsequently extended in the 1970s. Benefiting from double glazing, cavity wall insulation, oil fired radiator heating system, LPG to the six-ring hob, ground floor bathroom and bedroom and three first floor bedrooms and shower room. The entire plot extends to approx 1/4 acre (sts) allowing ample parking to the front for many vehicles including horsebox, caravan, motor home etc and there are views towards surrounding farmland to the rear.

#### HALL

7' 4" x 4' 9" (2.24m x 1.45m) A part glazed front door with glazed wide panels opens into the hall with wood-effect flooring and radiator.

#### LIVING ROOM

19' 11" x 11' 11" (6.07m x 3.63m) A light and bright double aspect room with bay window to the front, patio doors opening into the rear garden, brick fireplace on a granite hearth, picture rail and two radiators.

A wooden door leads into a useful understair coat/boot cupboard (approx 9'7" x 3') with window to the rear garden and cupboard housing the consumer unit, which can also be accessed from the dining room.

#### DINING ROOM / RECEPTION TWO

14' 8" x 11' 11" (4.47m x 3.63m) A generously sized room with patio doors opening into the rear garden, window to the rear, picture rail, door to useful understair cupboard.

#### GROUND FLOOR BATHROOM

8' 8" x 6' 3" (2.64m x 1.91m) High level window to the front, white suite comprising panelled bath with shower over, glazed side panel and tiled walls, low level w.c, pedestal wash basin and radiator.



### 'L' SHAPED KITCHEN/BREAKFAST ROOM

19' 0 max reducing to 8'1" x 11' 7 max reducing to 9'3" (5.79m x 3.53m) A well planned 'hub' of the house with windows to the rear and side, extensive range of fitted Shaker style wall and base units, pan drawers, integrated fridge, dishwasher, space for American style fridge/freezer, double electric oven, 6-ring LPG gas hob with extractor hood and light over, white ceramic 1 1/2 bowl sink unit with mixer tap, wooden work surfaces, breakfast bar with integrated fridge under, wall units over and a wooden work surface. stable door to rear garden, mat well, two light tunnels allowing plenty of light to enter this area of the kitchen.



### UTILITY ROOM

13' 7" x 6' 0" (4.14m x 1.83m) Providing space for a range of activities with wall units, work surface with stainless steel sink unit with shower attachment, tiled splashbacks, space for washing machine and tumble dryer, tiled floor, window to the rear garden.

### ON THE FIRST FLOOR

### LANDING

radiator and loft hatch.



### BEDROOM ONE

19' 4 max reducing to 15'11" x 11' 8" (5.89m x 3.56m) A light double aspect room with window to the front and rear, range of built-in wardrobes with drawer unit to the side, radiator and ample sockets. Views towards nearby farmland.

### BEDROOM TWO

9' 8 max reducing to 7'7" x 11' 11" (2.95m x 3.63m) Built-in wardrobes, deep shelved cupboard.

### BEDROOM THREE

9' 10 reducing to 7'1" x 9' 0" (3m x 2.74m) Window and views to rear, radiator.



### SHOWER ROOM

5' 10 into shower" x 3' 7" (1.78m x 1.09m) Window to the rear, low level wc, wash hand basin, shower cubicle, radiator, extractor.



## OUTSIDE

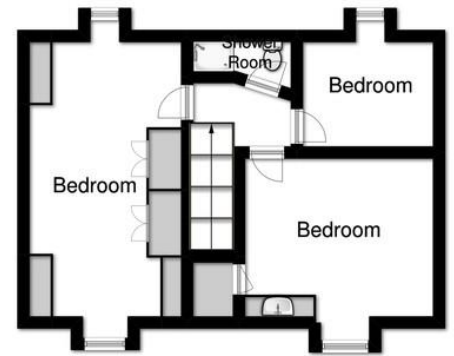
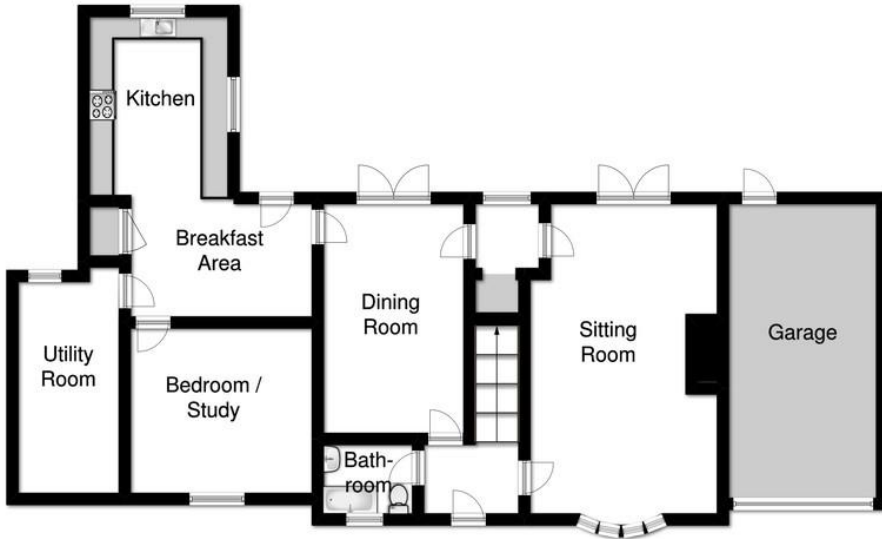
Little Orchard is set behind an established hedge to the front boundary and benefits from a sweeping shingle drive providing a large parking and turning area with lawn and established shrub borders. The driveway leads to the front door and single garage to the side. Gates to both sides of the property lead through to the

REAR GARDEN which is mainly lawned being unoverlooked with a southerly aspect. The garden has hedged and fenced boundaries and benefits from established flower beds and borders, patio area, SUMMER HOUSE (west facing), personal door to the garage and an outside tap. There are views to the rear towards open countryside beyond.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		