



BROAD BEECH

Ipswich, Suffolk IP2





This beautiful family house is positioned on one of Ipswich Town's most sought-after locations, Belstead Road.

Characterised by its large, detached homes, and set back behind mature front gardens and generous driveways this street is hugely popular with professionals and families wanting quick access to the town environment and easy commuter links.

The architectural appeal of these properties is the predominantly two storeys, good sized rooms, an abundance of natural light, and wide, generous plots. The road is enhanced by lush tree planting that echoes the nearby greenery of Stoke Park. Among the earliest buildings are charming single-storey entrance lodges, originally part of larger estates, now converted into residences. These are complemented by a mix of 19th and 20th century homes, primarily two-storey designs with attic spaces.



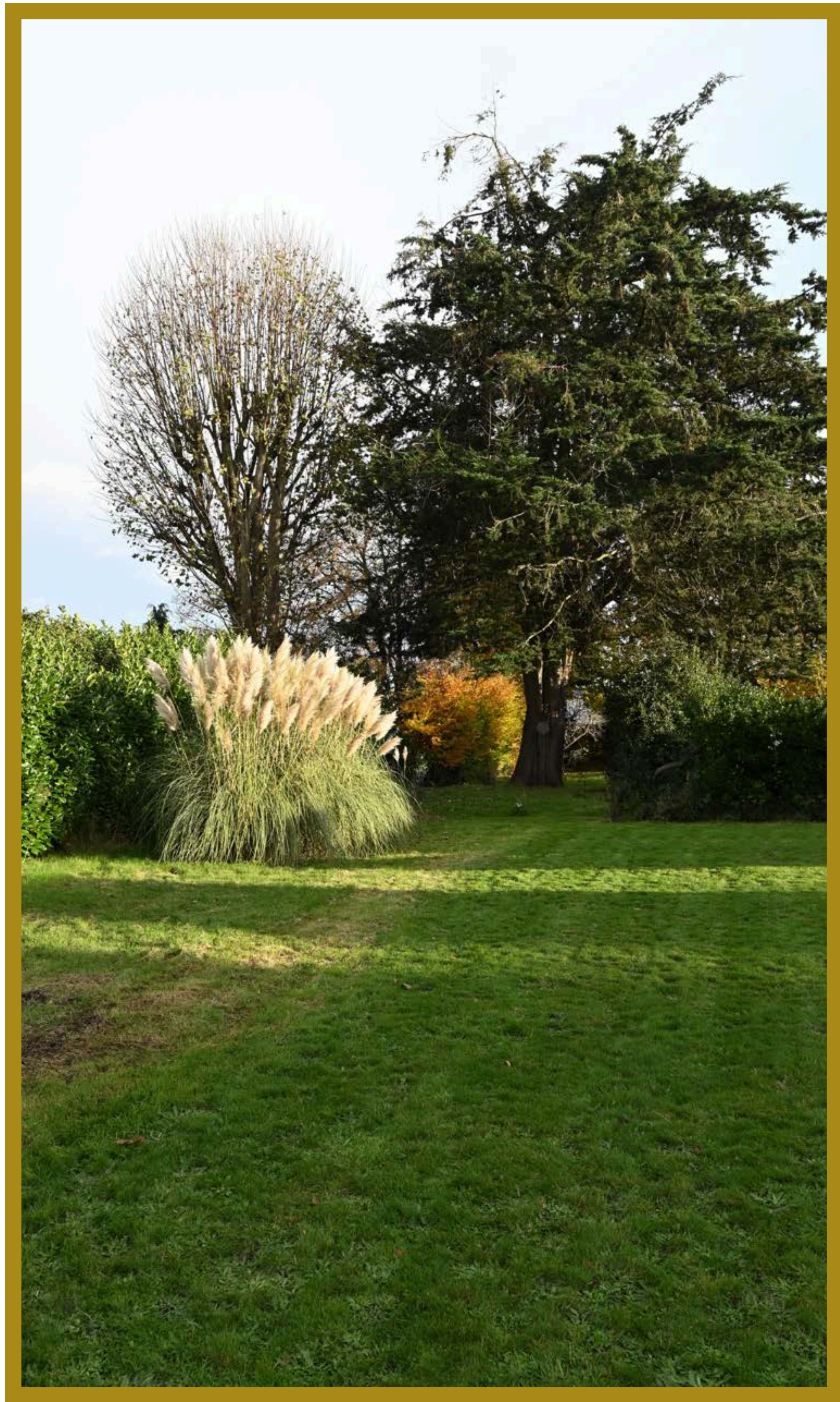
Broad Beech is the quintessential Belstead Road home - spacious, detached, ideal for professionals that entertain and families that want to grow. For those wanting a tranquil setting, a large garden, and easy access to the town centre, then this is the place to be.

This home offers fantastic versatile accommodation for professionals and families, from informal entertaining with loved ones to formal entertaining in the drawing room and garden patio during the summer months.



God grant me the
serenity
to accept the things
I cannot change, the
courage
to change the things I can
and the
wisdom
to know the difference







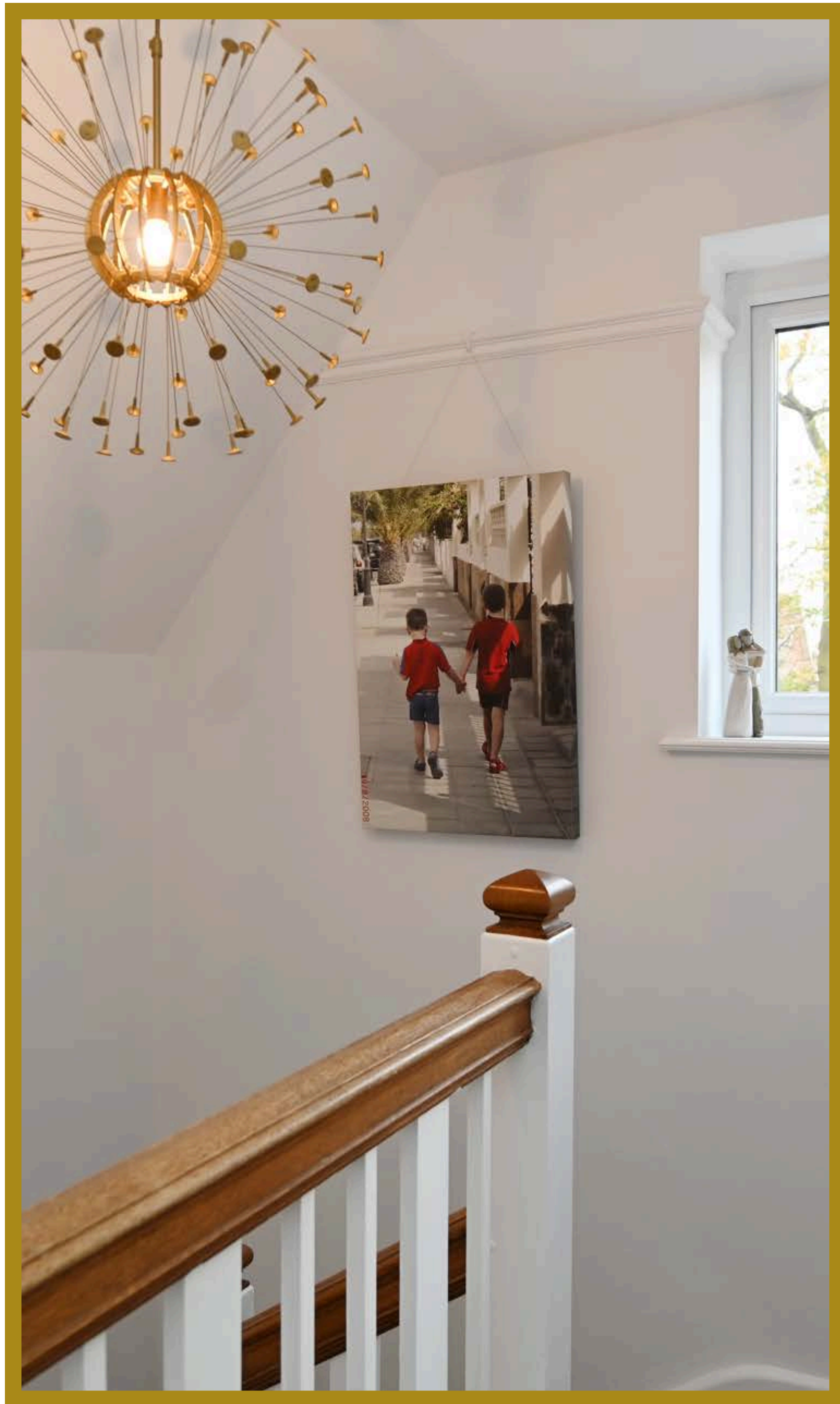
Recently, the house has undergone a detailed and sympathetic refurbishment programme, whilst retaining many original features throughout. Of note, the kitchen / breakfast room has been completely redesigned and extended by incorporating the original dining room into an open-plan entertaining space. A stunning bespoke German made kitchen, and a 6-ring induction hob, coupled with modern sleek lines and smooth worktop surfaces are complimented with double ovens, a fridge and freezer, Siemens extractor hood and dishwasher. There is a separate utility room with sink and storage cupboard space.





The original larder has been maintained and is ideal for additional ‘cooler’ storage; in addition, the antique service box and bells are operational and an essential addendum to keeping watered from the drawing room before dinner or cocktails in the bath! Of further note include ambient lighting, ‘Amtico style’ flooring, carpets, beautifully crafted designer floor to ceiling radiators, underfloor heating in the ensuite bathrooms, double glazing, a generous outdoor stone patio, and to the front, updated stone steps, wooden electric front gates and an installed security system.





Overall, the property has generous, well-proportioned rooms, good storage space, including a sizeable attic, and an abundance of natural light. The front driveway can incorporate around 6 to 7 cars, depending on size.

The rear garden is predominantly laid-to-lawn, with mature trees, fruit trees and established shrubs and borders. There is a kitchen garden, and the generous garden envelope once housed a grass badminton court and croquet lawn. In spring, the garden comes alive with vibrant displays of wild flowers, further enriching its charm.

There are two garages and a storeroom which could be utilised for the classic car or bikes or developed into a granny or nanny annexe.

It is worth noting plans have been approved to enhance the home further. For details please see the information within this brochure.













LOCATION PLAN

1:1250



SITE PLAN AS PROPOSED

1:500

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INDIVIDUAL ARCHITECTURE	
SITE + LOCATION PLANS PROPOSED EXTENSIONS AND ALTERATIONS TO BROAD BEECH, 283 BELSTEAD ROAD, IPSWICH, SUFFOLK. MR. + MRS. G. HILL	547 10 Shown 19.10.22

PLANS APPROVED:

Plans have been approved for the erection of a two-storey side extension with rear facing balcony, a single-storey rear extension, a first-floor front extension and an extension of the existing detached garage to create single storey annexe.

Application No: 22/00993/FUL

These approved plans offer a significant benefit to the existing layout of Broad Beech, complimenting the accommodation by:

- Converting the existing garage to form an Annexe.
- Extending the bedroom accommodation at first floor level, with the provision of a balcony off the master suite.
- Applying a single storey extension to the kitchen and dining room / family area.
- Provision of a study off the sitting area.
- Provision of a carport.

Existing plans



Approved plans



The above sketches are for illustration purposes only. Please refer to the architects drawings [online](#).

Should these plans be realised by the new owners, the scheme would provide an increase to bedroom space, allow for further friends, and family to stay, with the provision of an annexe which would allow for elderly relatives or a nanny to reside separately to the main house.

Please note all planning documents can be found on the Ipswich Council planning portal, copies of the drawings are also available for inspection during a viewing of the property, supplied by the current vendors.



LOCATION:

Broad Beech is positioned in one of Ipswich's most sought after locations, moments from the town centre and the marina, the mainline railway station, and the excellent private and state schools in the area, notably St Joseph's College (Private) and walking distance to the house, Ipswich School (Private), Ipswich High School (Private), Royal Hospital School (Private), Woodbridge School (Private), Framlingham College (Private), St Alban's Catholic High School (State), Kesgrave (State), Farlingaye (State), Thomas Mills High School (State).

LOCATION cont...

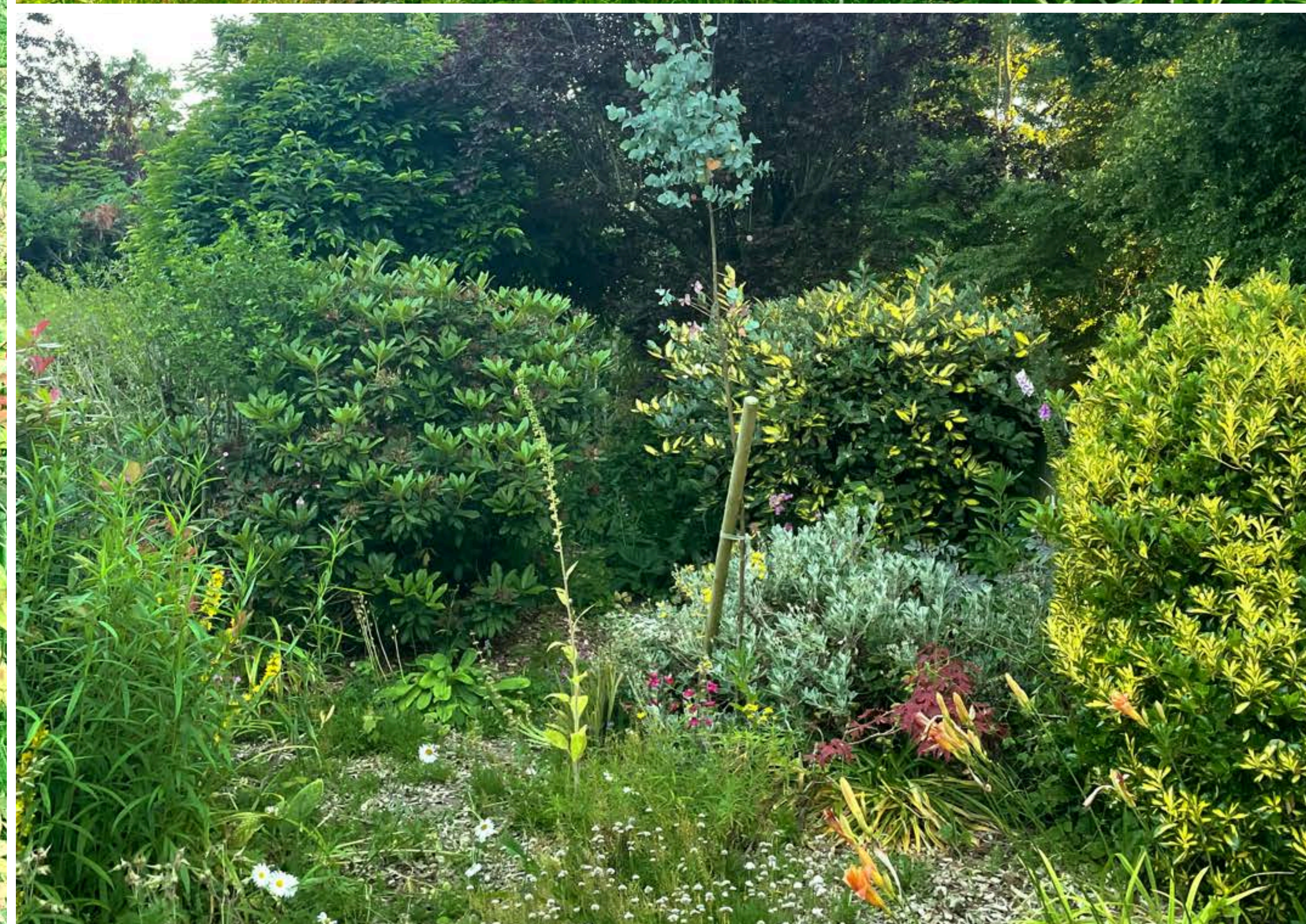
For the commuter, regular intercity rail services to London Liverpool Street Station take about 65mins. Woodbridge is 10.1mi to the northeast, with its riverside location, and a little further afield Framlingham which is 18.1mi. The A12 is accessed to the south and links to London & M25 and the A14 to the west for Bury St Edmunds and Cambridge or east to Felixstowe and the beaches, and Norwich to the north, via the A140. Activities in the area include Sailing, Horse Riding, Karting, Clay Shooting, Hockey, Rugby, Football & Golf.

DISTANCES AND LOCAL INFORMATION:

A12 & A14: 2.8mi (4.5km); A140: 11mi (17.7km); M25: 54.9mi (88.3km); Ipswich train station: 1.7mi (2.7km). Ipswich town centre: 2.2mi (3.5km); Woodbridge town centre: 10mi (16km); Felixstowe town centre: 13mi (20.9km); Framlingham town centre: 18mi (28.9km). Colchester town centre: 17.7mi (28.4km); The City, London: 80.9mi (130.1km).

POST CODE TRAVEL:

For satellite navigation please use the post code (IP2 9EH) or alternatively take the A1214 north from the A12, turn right on to Willoughby Road and at the T-Junction, right on to Belstead Road for 1.1mi before arriving at the house on the left side. Please note all distances & times are an approximation and should not be relied upon as fact. Buyers & their representatives should satisfy themselves for their own requirements.



Belstead Road, Ipswich

Approximate Gross Internal Area = 195.5 sq m / 2104 sq ft
Garages / Store Room = 36.1 sq m / 388 sq ft
Total = 231.6 sq m / 2492 sq ft

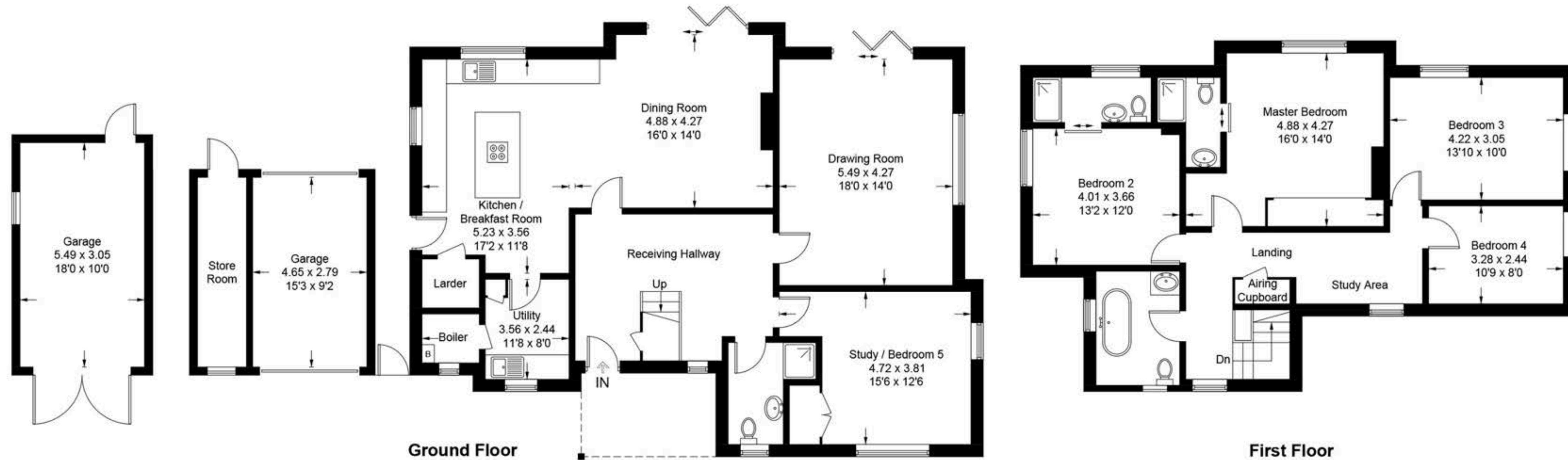


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID792985)

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Tenure: Freehold.

Council Tax: Band G (Approx. £3,756.75 p.a.)

Services: Mains Water & Electricity + Oil.

Fixtures And Fittings: TBC

Viewings: By Appointment.

Guide Price: £1,300,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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