6 Almondhayes, Ipswich, IP2 9SH

Freehold
Guide Price
£425,000
Subject to contract
New Build

4 bedrooms
Open-plan living
Study, bathroom and en-suite
Set within a cul-de-sac location just 1.25 miles from Ipswich station is this new build four double bedroom detached house with South facing garden.
Some details

General information
Set within a cul-de-sac location on the south west side of the town, just off Belstead Road, is this brand new four double bedroom detached house which is situated approximately 1.25 miles from Ipswich mainline railway station.

Along with a south facing rear garden the property has been carefully designed to consider needs of modern family living and incorporates an impressive open plan living space with bi-fold doors. There is an en-suite shower room to the master bedroom, double glazed windows throughout, central heating with underfloor heating to the ground floor, off road parking and a garage.

The spacious reception hall has a bespoke built oak wood stair case with inset glass balustrade and a personal door to the garage. To the front is a study with dual aspect outlook. To the rear of the reception hall is the open plan sitting/dining/kitchen area. The sitting area has two sets of bi-fold doors opening onto the rear garden, a vaulted ceiling and windows to the side. The kitchen/dining area is well equipped with an extensive range of base and wall units, work tops, cupboards and drawers. There is an integrated oven, hob, hood, dishwasher and fridge/freezer. There is also a cloakroom which comprises a WC and basin.

The landing has a window to the side and built-in cupboards. The master bedroom is located to the rear with floor to ceiling windows overlooking the South facing garden. Adjacent to this is an en-suite comprising a bath, double shower cubicle and basin. Bedroom two is also located to the rear with bedrooms three and four being located to the front. The family bathroom comprises a bath with shower over, basin and WC.

Reception hall
Cloakroom
6' 5" x 5' (1.96m x 1.52m)

Study
7' 11" x 6' 5" (2.41m x 1.96m)

Kitchen/dining room
21' 2" x 13' 1" (6.45m x 3.99m)

Sitting area
12' 9" x 10' 11" (3.89m x 3.33m)

Landing

Master bedroom
15' 5" x 10' 1" (4.7m x 3.07m)

Ensuite
7' 9" x 4' 10" (2.36m x 1.47m)

Bedroom two
11' 6" x 10' 9" (3.51m x 3.28m)

Bedroom three
12' 4" x 10' 1" (3.76m x 3.07m)

Bedroom four
10' 8" x 7' 10" (3.25m x 2.39m)

Bathroom
7' 1" x 6' 5" (2.16m x 1.96m)

The outside
To the front of the property there is a landscaped garden which is predominantly laid for off road parking. There is a garage with a door to the front and window to the side measuring approximately 19'11 x 9'11. Please note that the garage has been plasterboarded with light and power connected so any purchaser who wishes to convert to a room at a later date can easily do so, subject to the relevant consent.

To the rear of the property there is a landscaped south facing garden which has a patio area and the remainder of the garden is laid to lawn.

Where?
The property is situated on the south west side of the town, just off Belstead Road, providing good access to the A12/A14 trunk roads, St. Josephs College and a range of local shops and amenities. Ipswich mainline railway station offering a service to London Liverpool Street is located approximately 1.25 miles away.

Important information
Council Tax Band - To be assigned
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC rating - To be confirmed

Directions
Leaving Ipswich town centre along Princes Street, at the T-junction with Ipswich mainline railway station directly in front of you, turn left onto Burrell Road and then right onto Willoughby Road. At the top of the hill, turn right onto Belstead Road and proceed. Take the third left into Gorsehayes then the first left into Almondhayes. The property can then be found on the right.

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
To make an appointment to view this property please call us on 01473 232 700

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To find out more or book a viewing

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