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Belgrove Place Ribbans Park Road

East Ipswich, IP3 8XH

Offers in excess of £400,000

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Summary Continued

The kitchen is a high end Howdens kitchen with extensive range of integrated appliances to remain. There is also a separate lounge, further study / office, large downstairs W.C. and walk in utility cupboard.

All three bedrooms upstairs are double sized and there is also an additional walk in closet area together with en-suite shower room and panelling to the main bedroom. Also upstairs is a good sized family bathroom.

The fully southerly facing landscaped walled garden is another major feature of the property which is low maintenance and includes raised borders, several eating areas and covered areas with a glass veranda. There are also garden lights and outside electric points. A summerhouse with lights and electric points which would equally make a lovely garden office. There are two allocated off street car parking spaces and nearby guest visitors car parking.

All in all, a highly impressive top specification conversion of the former St Clements Victorian hospital boiler house by Landswood builders and there are many selling features to this executive property not least its exclusive location.

Within Belgrove Place is access to St Clements Golf course which is open to separate membership and there are delightful woodland walks. A bus stop at the entrance to Belgrove Place leads into Ipswich town centre and Ipswich Hospital is only a 10 minute walk away. Rushmere Heath and golf course are also only approximately 10 minutes away.

Front Area & Parking

Under cover glass veranda over the access with outside lights and post box. The outside is secluded with access into the rear garden and the two allocated parking spaces.

Entrance Hallway

Fully glazed door into the entrance hallway, laminate flooring, radiator, large walk-in cupboard with plenty of storage, shelving good for storing coats and boots etc and access to the fuse boards. Doors to the kitchen/diner, lounge, study, utility cupboard and downstairs cloakroom and stairs up to the first floor.

Lounge

11'9" x 11'2" (3.58m x 3.40m)

Double glazed window to the front, radiator, carpet flooring, raised skirting boards and an aerial point.

Study

9'0" x 7'9" (2.74m x 2.36m)

Double glazed window facing the park with fitted roman blind, radiator and carpet flooring.

Cloakroom W.C.

7'7" x 5'3" (2.31m x 1.60m)

Obscure double glazed window, low flush W.C. and pedestal wash hand basin.

Kitchen / Diner

21'2" x 13'3" (6.45m x 4.04m)

Comprising wall and base units with cupboards and drawers under, marble worksurfaces over, inset stainless one and a half steel sink bowl unit with mixer tap over with glass splash-back behind, integrated Indesit dishwasher, inset Siemens oven and grill, raised splash-backs, Siemens five ring induction hob, glass splash-back, Siemens extractor over the top, inset fridge freezer, double glazed window to the front with beautiful unobstructed views over the park with fitted remote controlled blind, two radiators, laminate flooring, fully kitted out breakfast bar suitable for at least three people,

bi-fold doors out into the rear garden, raised skirting boards and spotlights and standard ceiling lights.

Landing
With a lovely double glazed window looking out onto the park with fitted Roman blind, radiator, carpet flooring, high ceilings, loft hatch, smoke alarm, doors to bedrooms one, two, three and the family bathroom with a walk-in airing cupboard housing the Worcester boiler and Joule condenser tank.

Bedroom One
13'0" x 12'7" (3.96m x 3.84m)
Dual aspect room with double glazed windows to the rear with fitted Roman blind, radiator, carpet flooring, panelled wall, tv, radio and phone etc points all in-built and through to the walk-in wardrobe with a double and single wardrobes, door to the en-suite, carpet flooring, radiator and a double glazed window with view of the park with fitted blinds.

En-Suite
8'2" x 5'7" (2.49m x 1.70m)
Vanity wash hand basin, splash-back tiling, mirror with light, low-flush W.C., walk-in shower cubicle with hand held shower, spotlights, extractor fan, Victorian style radiator and laminate flooring.

Bedroom Two
12'11" x 11'6" (3.94m x 3.51m)
Double glazed window to the front with fitted Roman blind, radiator, carpet flooring, plenty of room for other furniture and tv, radio and phone etc points all in-built.

Bedroom Three
11'7" x 8'1" (3.53m x 2.46m)
Double glazed window overlooking the park with Roman blind, radiator, carpet flooring, aerial point, tv, radio and phone etc points all in-built.

Bathroom
7'8" x 6'9" (2.34m x 2.06m)
Panelled bath with solid shower screen a mixer tap and handheld and rainfall shower, spotlights, laminate flooring, vanity wash hand basin, high-flush W.C., obscure double glazed window to the front with fitted roller blind and Victorian style heated towel rail.

Rear Garden
42'7" x 25'10" (13 x 7.88)
Beautiful landscaped south facing rear garden with secluded patio area just outside the door with steps up into the main garden which is low maintenance patio areas with in-built raised beds with in-built seating, cladding, garden lights, spotlights, plenty of outside sockets, further raised borders again with inset lights, pedestrain gate out to the car park area. There is a summerhouse 5'6" x 9'6" that has got outside power and lighting, laminate flooring making this a beautiful addition which could be suitable for an outside office.

Great for alfresco dining its a full brick enclosed rear garden with mature cherry trees, ornamental cherries growing in there, outside lights and a glass veranda over and also an outside tap.

Agents Notes
Tenure - Freehold
Council Tax Band - E



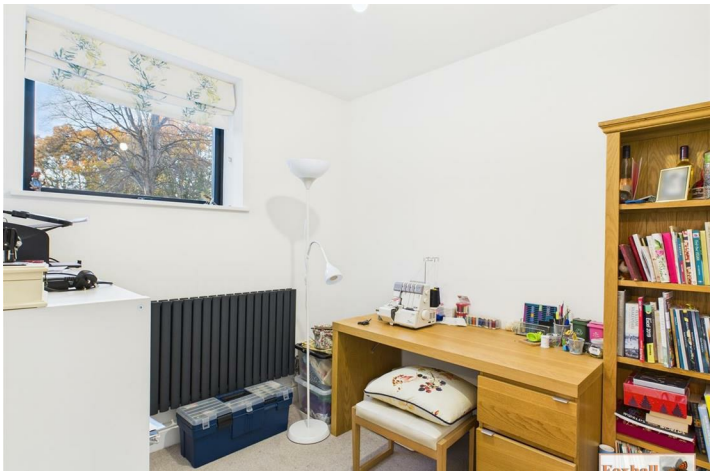


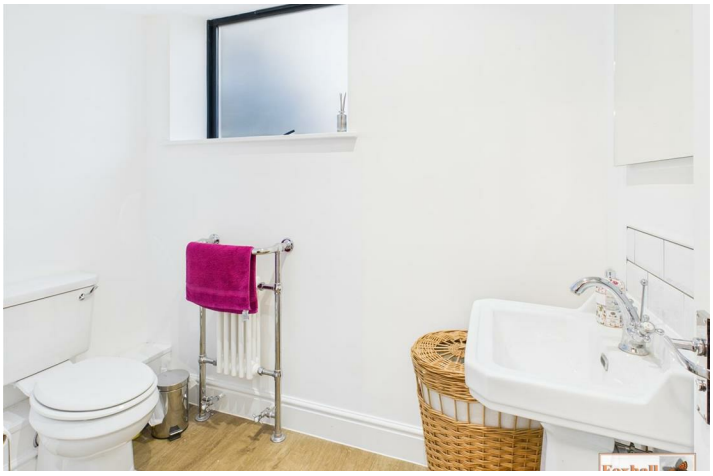












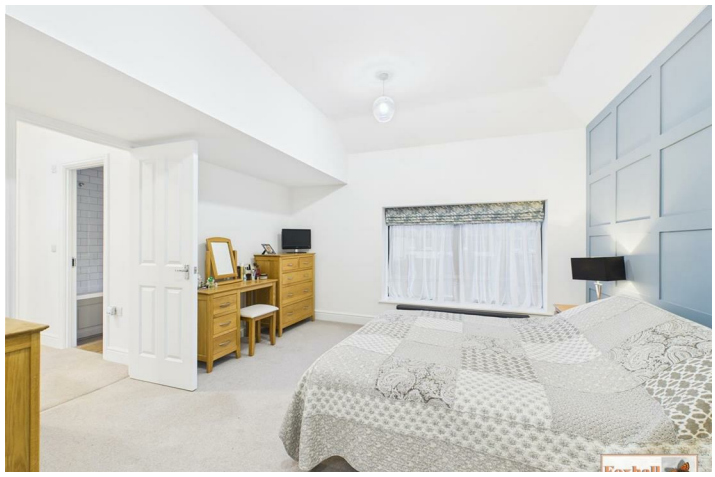






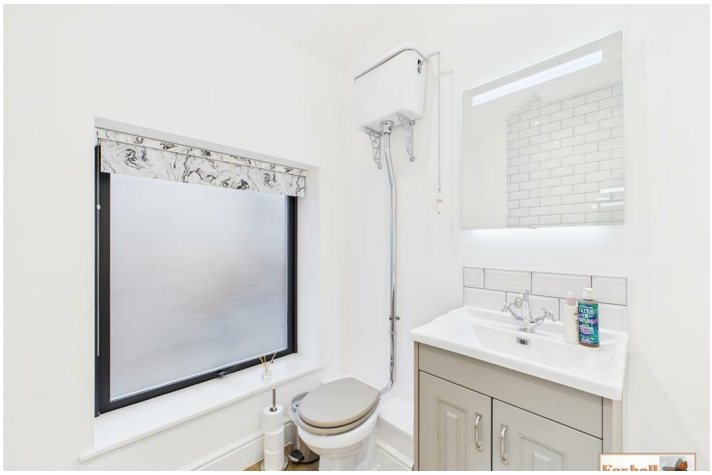






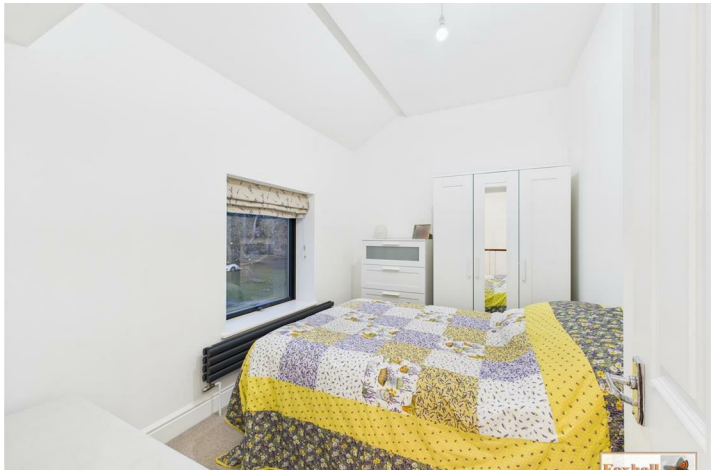


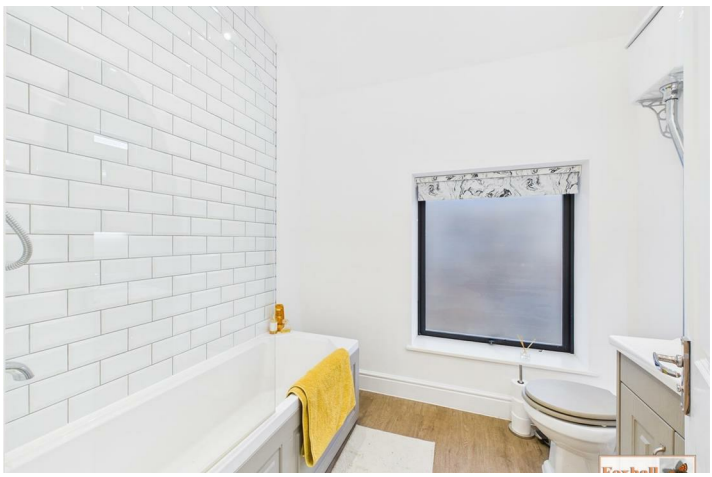


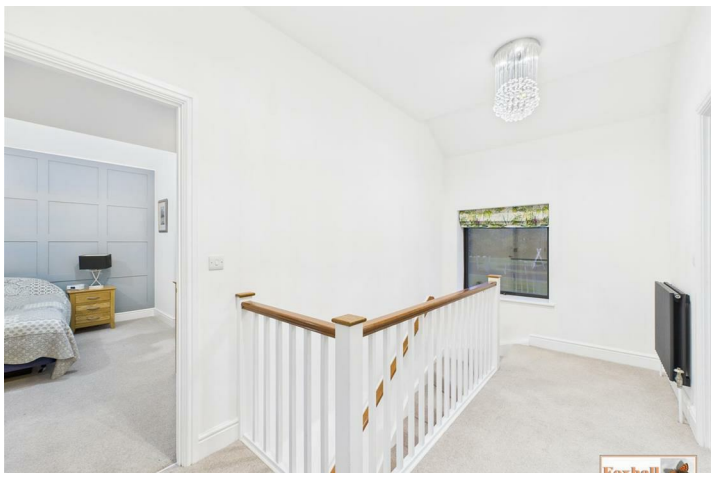

































THE BOILER HOUSE









Road Map



Hybrid Map



Terrain Map



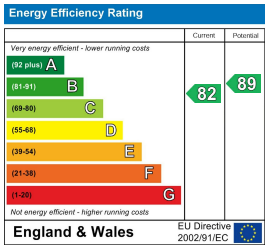
Floor Plan

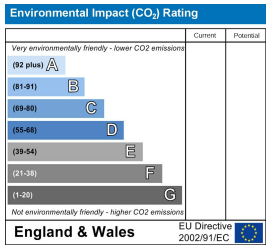


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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