



Eccles Road, Ipswich,
£375,000

 4  2  2  D

- DETACHED HOUSE
- GROUND FLOOR REAR EXTENSION
- FOUR BEDROOMS
- CLOAKROOM
- EN-SUITE
- STUDY AREA/SECOND RECEPTION
- 26'6FT LOUNGE/DINER
- BREAKFAST ROOM
- DRIVEWAY & GARAGE
- ESTABLISHED REAR GARDEN



A well presented four bedroom two reception extended detached family house located in a popular area close to supermarkets, college, retail park and the Copdock interchange (A12/A14).

PROPERTY:

A great opportunity to acquire this versatile extended four bedroom two reception detached family home. This generous house has had the benefit of a ground floor extension providing superb accommodation for the larger family. The property is set out over two floors with the ground floor consisting, :- entrance lobby, cloakroom, study area/reception, lounge/diner, kitchen and breakfast area. The first floor leads from the landing with four bedrooms, (bedroom one with shower room) and a family bathroom. Outside there is ample off road parking, garage and lovely well stocked established rear garden.



Council tax: Band D
Ipswich.



LOCATION:

Belstead Hills is a sought after location situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes direct to the station. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.

ENTRANCE LOBBY:

5'7 x 2'11 (1.70m x 0.89m)
Double glazed entrance door to: access to cloakroom and study/reception.

CLOAKROOM:

5'5 x 2'11 (1.65m x 0.89m)
Double glazed frosted window to front elevation, wash hand basin with tiled splash back and mixer tap, low level WC, heated towel radiator and part tiled walls.

STUDY/AREA/RECEPTION:

11'10 x 11'4 red 9'4 (3.61m x 3.45m red 2.84m)
Radiator, stairflight to first floor landing, storage cupboard under stairs and double glazed window to front elevation.

LOUNGE/DINER:

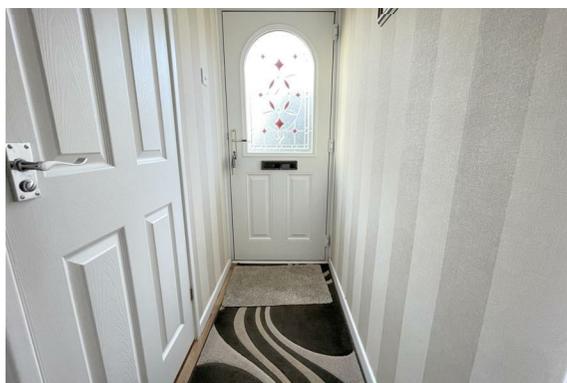
26'6 x 11'11 (8.08m x 3.63m)
Two radiators, two double glazed picture windows and double glazed doors to rear garden access to;-



KITCHEN:

14'4 x 8'11 (4.37m x 2.72m)

Recessed lighting, double glazed window to side elevation, double glazed door to side, one and a quarter bowl inset sink unit with mixer tap and cupboards under, a range of floor standing cupboards and units with adjacent work tops, wall mounted cupboards, space for washing machine, concealed filter hood over four ring Neff hob, inset Bosch electric oven to tall standing unit, courtesy lighting, space for fridge freezer and tiled flooring.



BREAKFAST ROOM:

11'4 x 8'11 (3.45m x 2.72m)

Double glazed French doors to garden, radiator and tiled flooring.



LANDING:

6'6 x 5'8 (1.98m x 1.73m)

Access to loft space via loft ladder (part boarded and light) access to bedrooms and bathroom.

BEDROOM ONE:

12'6 x 11'1 (3.81m x 3.38m)

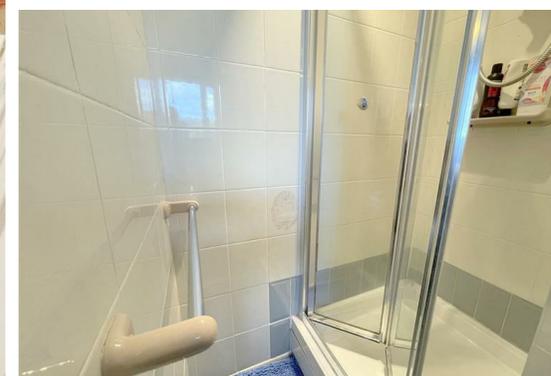
Double glazed window rear elevation, radiator and a range of fitted wardrobe cupboards. Door to:-



SHOWER ROOM:

4'0 x 2'5 (1.22m x 0.74m)

Extractor fan, built in shower cubicle with shower unit and tiled walls.



BEDROOM TWO:

13'6 x 8'9 (4.11m x 2.67m)

Double glazed window to front elevation, radiator, fitted wardrobe cupboards, bed alcove and bulkhead storage cupboard.

BEDROOM THREE:

Double glazed window to rear elevation, radiator and fitted wardrobe cupboards.

BEDROOM FOUR:

9'4 x 7'6 (2.84m x 2.29m)

Double glazed window to front elevation, radiator and built in linen cupboard.

BATHROOM:

5'7 x 8'7 red 6'7 (1.70m x 2.62m red 2.01m)

Double glazed frosted window to side elevation, 'P' shaped bath with mixer tap shower, low level WC with concealed cistern, wash hand basin with vanity cupboard, tiled walls and drop light switch.

FRONT GARDEN:

Laid mainly to block paving for off road parking, established bushes and shrubs and access to garage.

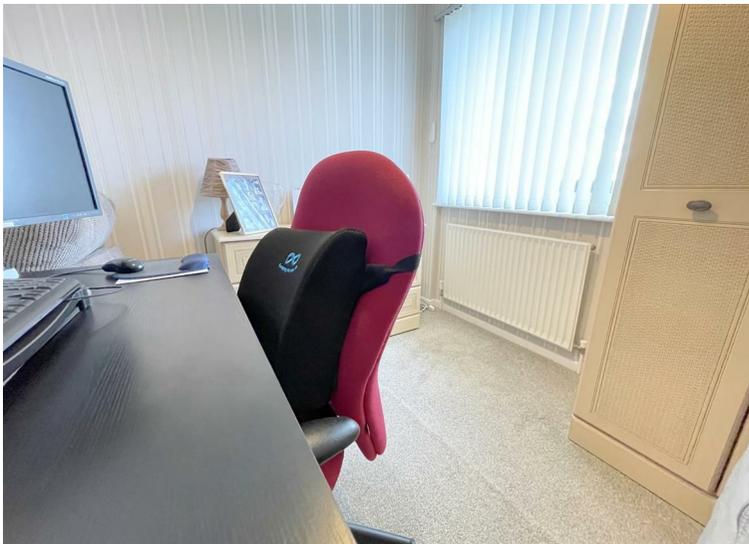
REAR GARDEN:

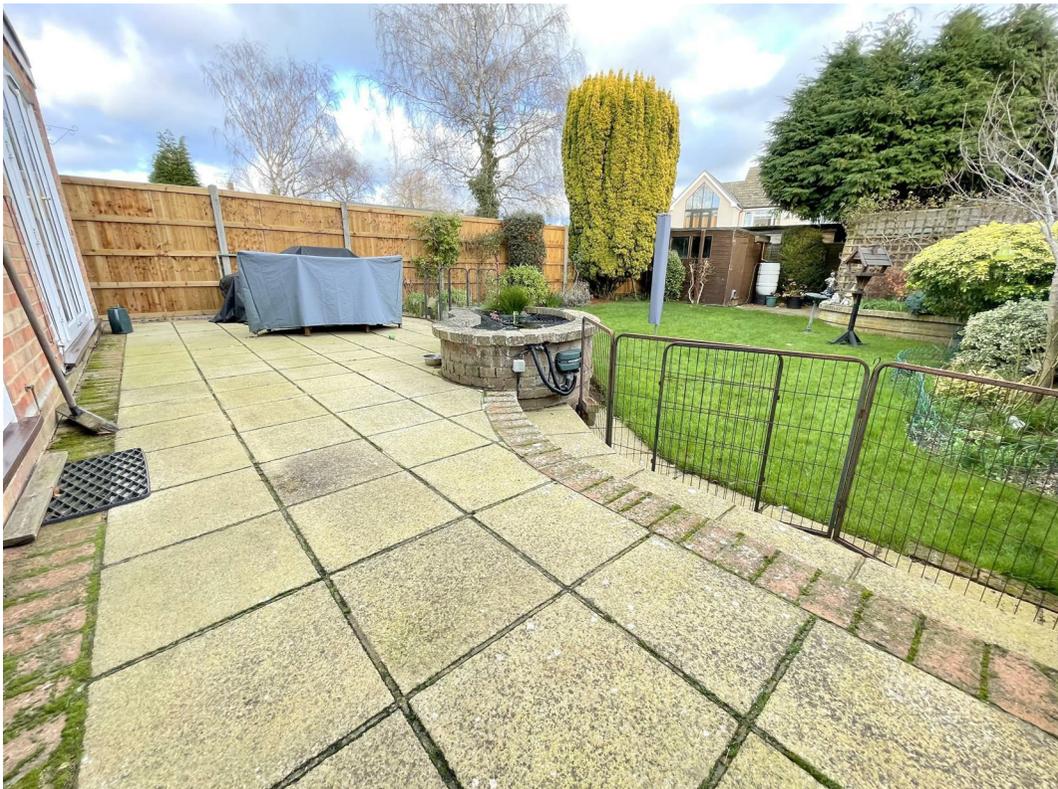
Approximately 46ft, paved patio area, outside water tap, lawned area, two storage sheds and side pedestrian access to one side.

GARAGE:

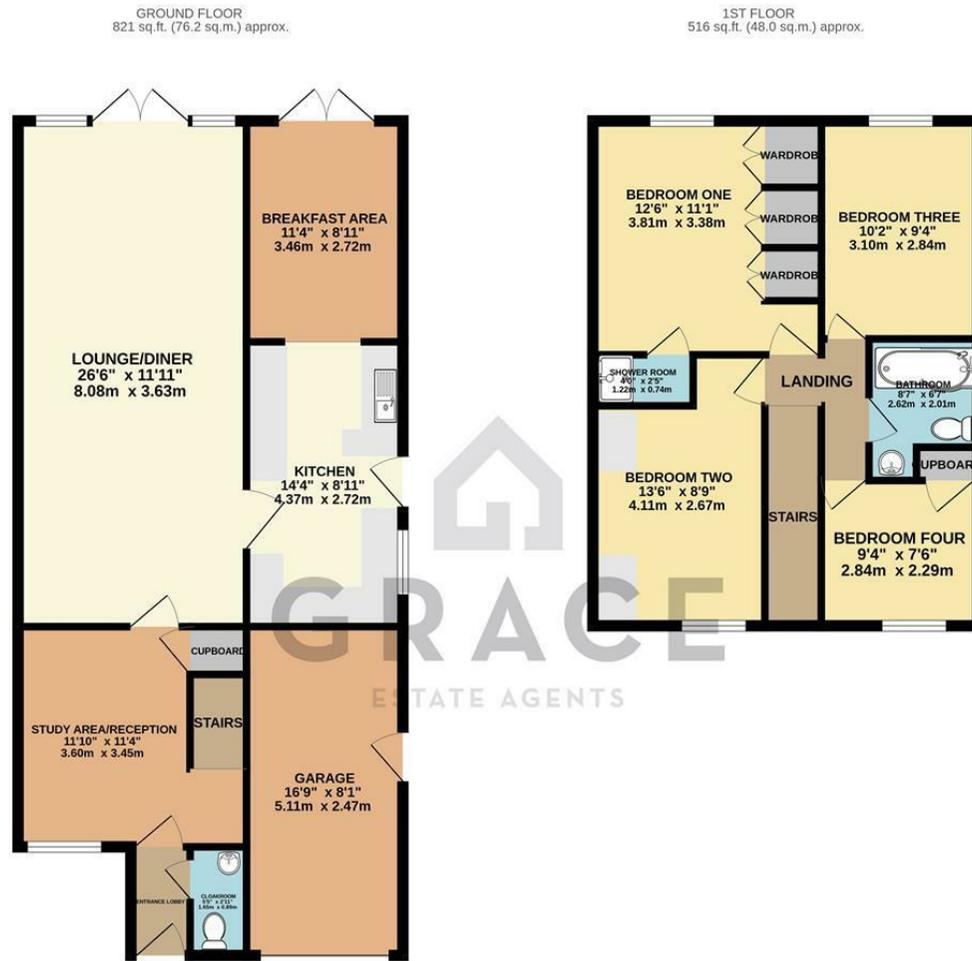
16'9 x 8'1` (5.11m x 2.46m`)

Up and over door, power and lighting connected and personal door to side.

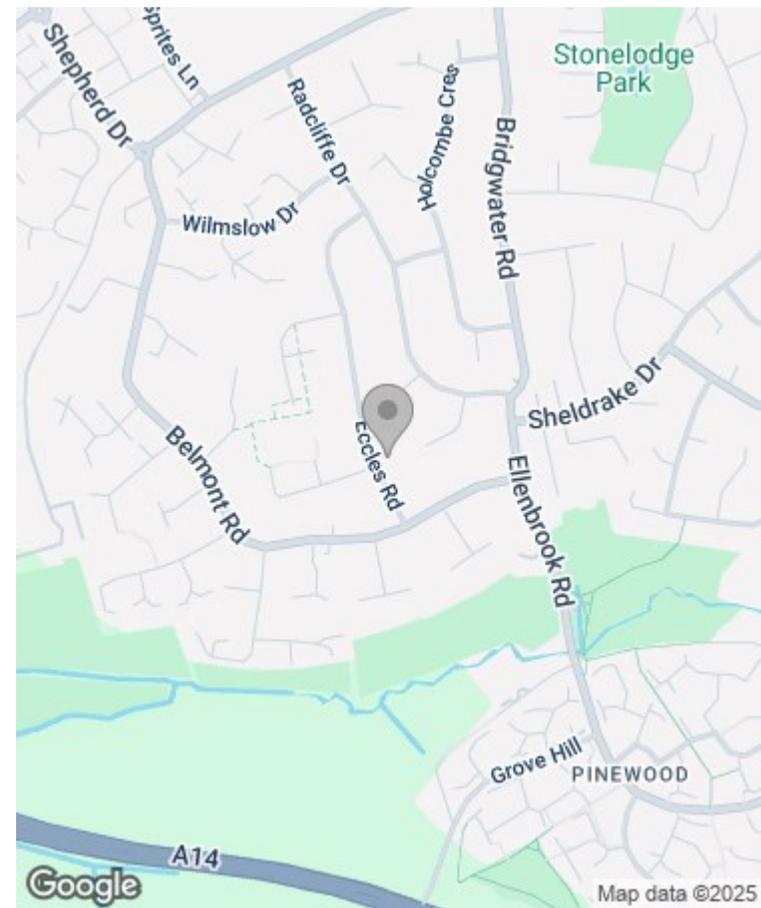








TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		55	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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