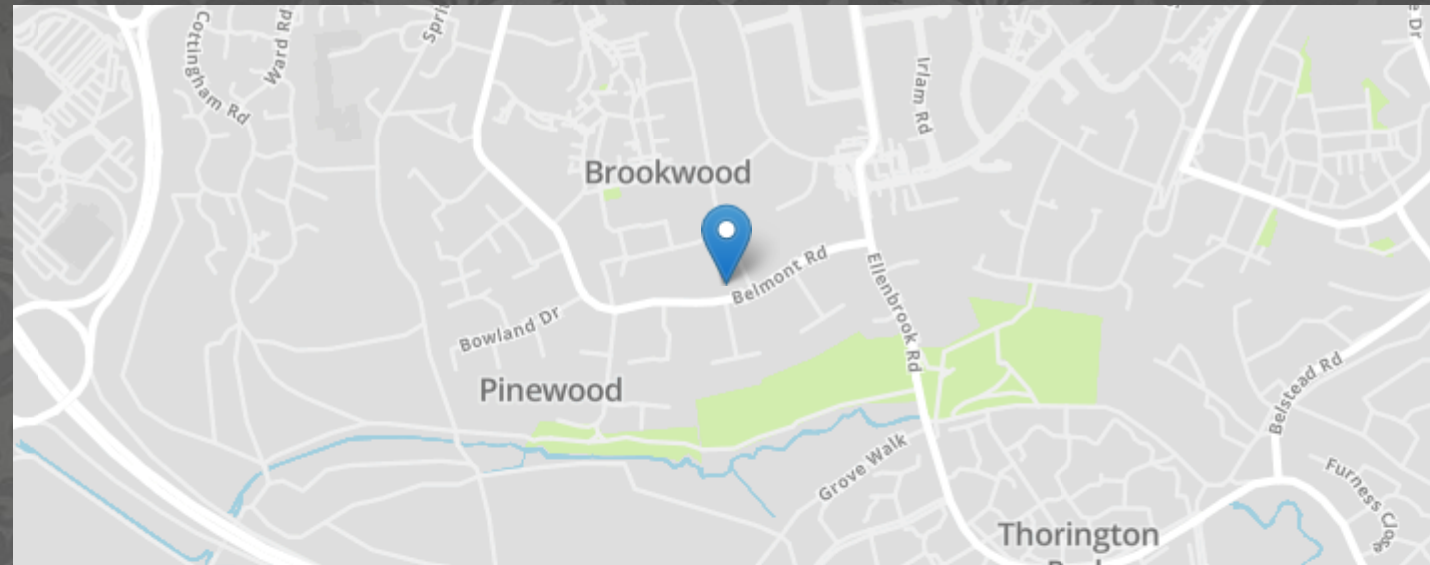


## Belmont Road, Ipswich



- OFF ROAD PARKING
- GARAGE
- THREE BEDROOM DETACHED
- GARDEN
- CLOSE TO AMENITIES
- EXTENDED
- DOUBLE GLAZED
- DOWNSTAIRS CLOAKROOM
- IDEAL LOCATION
- AIR SOURCE HEAT PUMP

# MARKS & MANN

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Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Belmont Road, Ipswich

We are delighted to be marketing this exceptionally well kept and presented three bedroom extended detached family home. The property is positioned in an ideal location sitting close to schools and amenities.

Internally the property benefits from, on the ground floor: Entrance hall, living room, kitchen, dining room and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three and the bathroom. Externally the property benefits from off road parking for multiple vehicles plus a garage and a garden to the rear which features patio space, stoned areas and garden shed.

The property has been extended and is fitted with solar power and an air source heat pump, the renewable energy gives an income from the solar panels of 50% of the heat generated by them

Call now to register your interest and arrange a private first hand viewing.

**£325,000**



## Belmont Road, Ipswich

### Entrance hall

Front door.

### Living room

3.367m x 5.241m (11' 1" x 17' 2")

Double glazed window to front aspect, French doors to rear aspect, radiator x2.

### Dining room

4.392m x 4.481m (14' 5" x 14' 8")

Double glazed window to the rear aspect, double glazed window to side aspect, door to side aspect, trifold door to side aspect opening on to the patio and wrap around garden, ceiling spot lights, radiator x2.

### Kitchen

2.860m x 5.355m (9' 5" x 17' 7")

Double glazed window to front aspect, extractor fan/hood, large pantry, Corian worktop with molded sink, ceiling spot lights, under cupboard lighting, radiator.

### Cloakroom

Low level WC, basin.

### Landing

Storage cupboard, airing cupboard.

### Bedroom one

2.950m x 3.486m (9' 8" x 11' 5")

Double glazed window to front aspect, walk in wardrobe, radiator.

### Bedroom two

3.204m x 3.461m (10' 6" x 11' 4")

Double glazed window to front aspect, fitted wardrobe, radiator.

### Bedroom three

2.625m x 2.136m (8' 7" x 7' 0")

Double glazed window to side aspect, built in cupboard, radiator.

### Bathroom

Double glazed window to rear aspect, shower, basin, low level WC, radiator.

### Garden

Stoned area, patio, garden shed.

### Garage

Power and lighting.

### Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

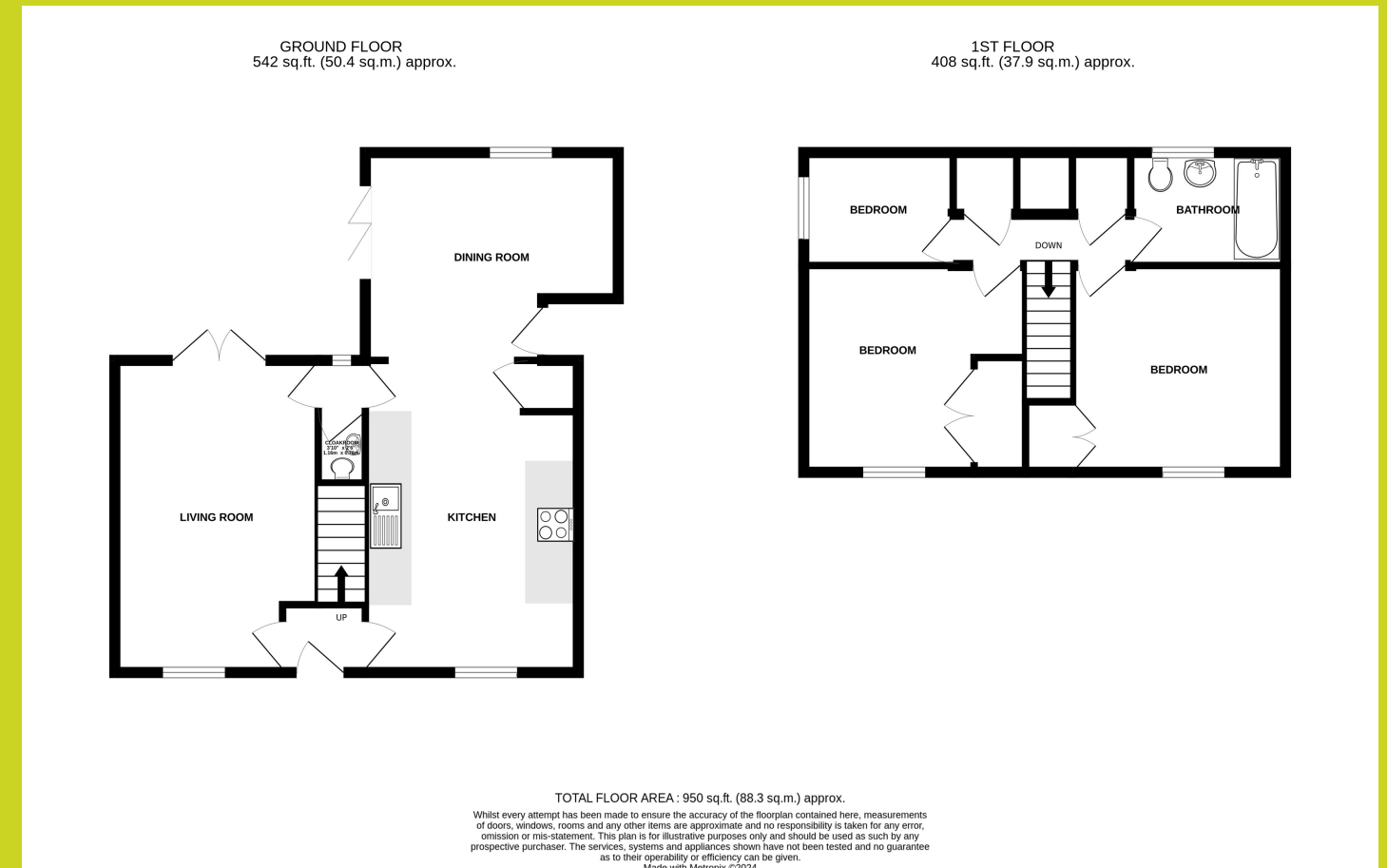
### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Council Tax Band

At the time of writing the council tax band for this property is band C.

## Belmont Road, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

