


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# MARKS & MANN



## Belstead Road, Ipswich

RARELY AVAILABLE THIS DETACHED FAMILY HOME WITH BEAUTIFUL LANDSCAPED GARDENS AND OFF ROAD PARKING FOR 10 CARS.

Asda Superstore, pharmacy, McColls convenience store and post office are just a five minute walk as is the St Joseph's Private collage. Belstead Brook Hotel, Spa and leisure club 0.5 miles and Ipswich Railway station 0.7 miles.

Immaculate property comprising of four bedrooms with ensuite to bedroom one, Large entrance hall, Ground floor cloakroom & first floor family bathroom. Fitted kitchen and utility room. Lounge with Bi-fold doors leading to garden, Sitting room with Bi-fold doors leading to garden, Conservatory. Large double detached garage (1 1/2 car length) and a further detached Double garage, Beautifully presented front garden and landscaped rear gardens which are South West position, This property immediately offers a feeling of exclusivity and seclusion due to its private garden, The conservatory is of excellent size and discreetly positioned to the rear of the property, offering access to the gardens via its own set of double doors and views towards the rear garden.

Viewing highly advised !!!

**£900,000 Guide Price**

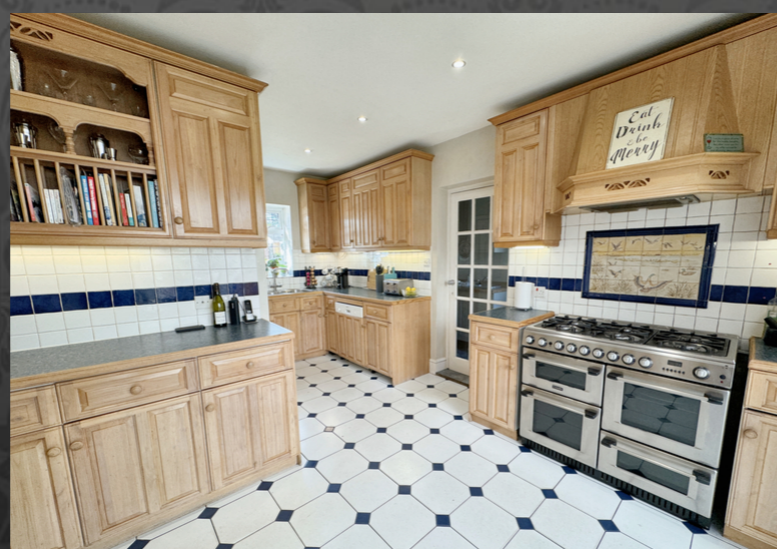
# MARKS & MANN

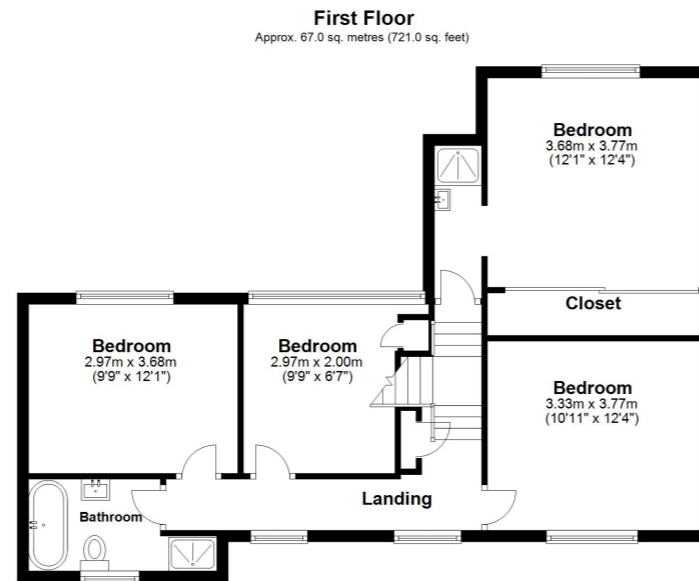
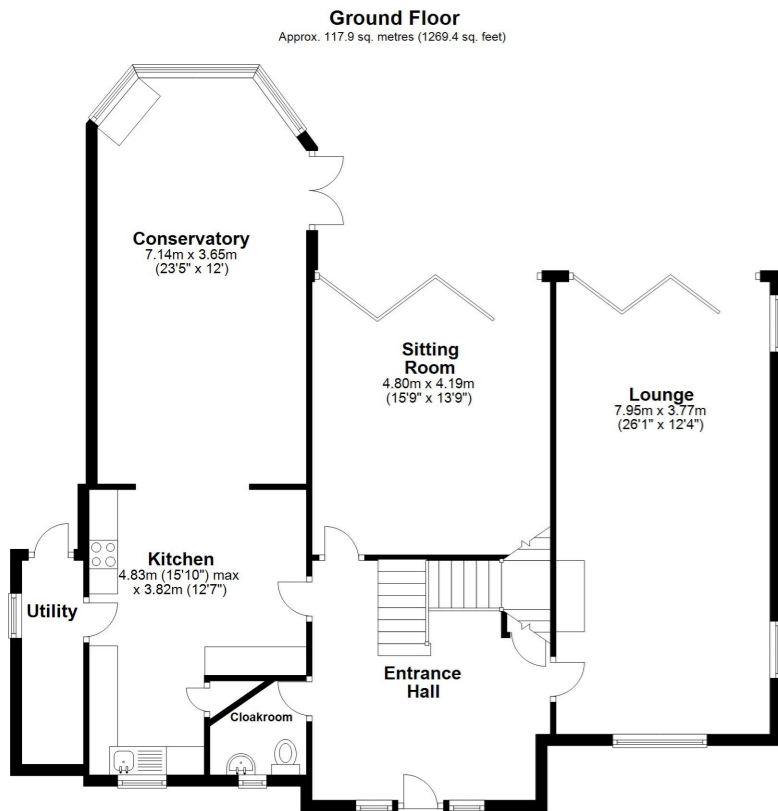
99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

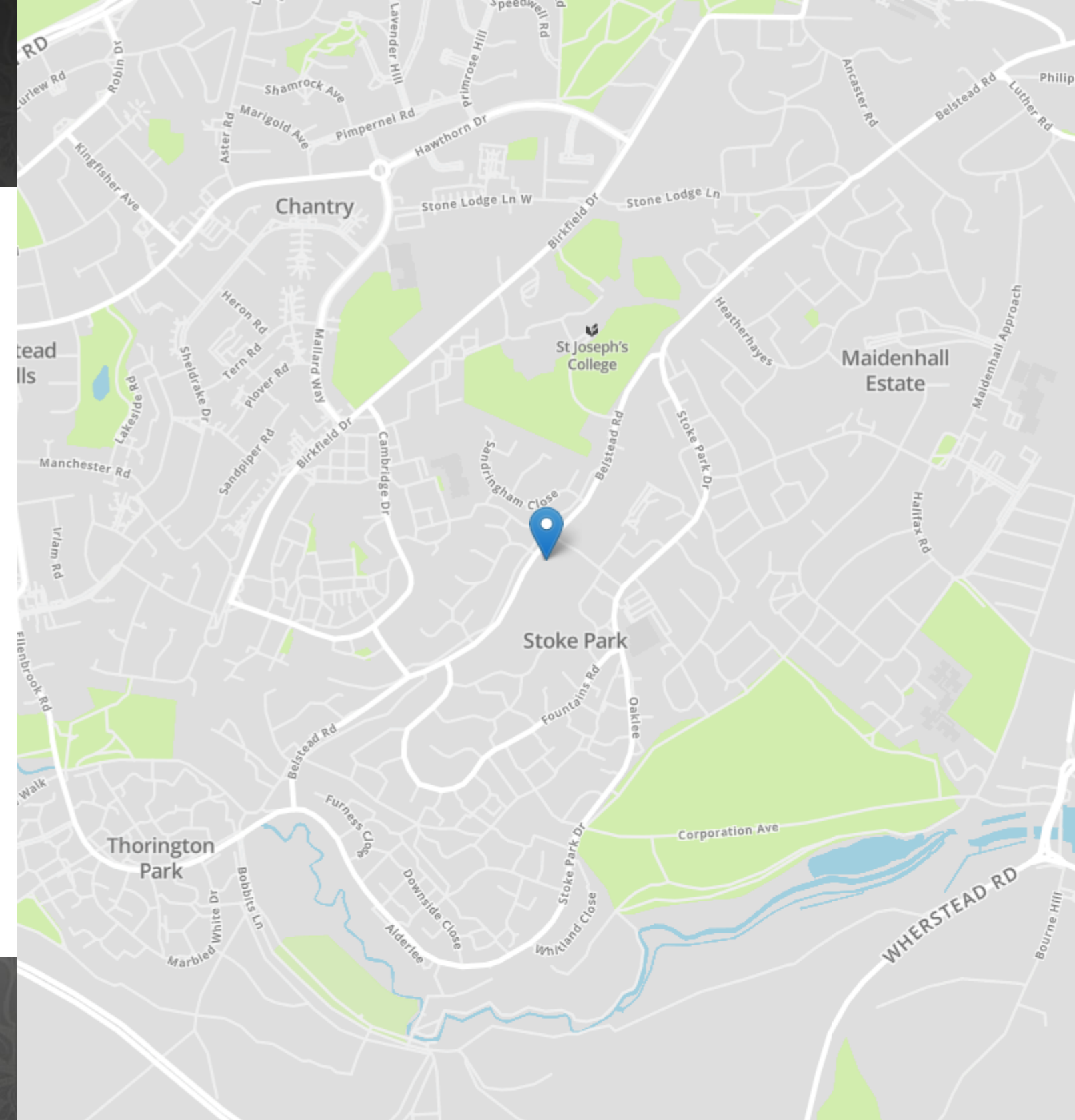
contactipswich@marksandmann.co.uk

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





Total area: approx. 184.9 sq. metres (1990.4 sq. feet)



**MARKS & MANN**

99 - 101 Penshurst Road, Ipswich, Suffolk, IP3 8QB.

Landline 01473 396296

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

- **FOUR BED DETACHED HOUSE**
- **LOUNGE**
- **FITTED KITCHEN/ CONSERVATORY**
- **DOUBLE GARAGE + AMPLE PARKING**
- **OVERALL PLOT 3/4 ACRE (STS)**
- **VIEWING HIGHLY ADVISED!!!**
- **SITTING ROOM**
- **UTILITY ROOM**
- **GARAGE**
- **SOUTH WEST FANCING REAR GARDEN**

## Front

In and out driveway, with secured double gates, Large shingle driveway and parking area, Also raised flower beds with mature shrubs and flowers, Access to double garage and further garage, side gate to rear, There are double wooden gates giving access to rear garden.

## Entrance Hall

Part double glazed door with part double glazed panels to both side, Wooden flooring, Stairs to first floor, Under stairs cupboard, Spot lights, Dado rail, Coving, Radiator.

## Cloakroom

Double glazed window to front, Low level W.C. Chrome heated towel rail, Hand wash basin in vanity unit, Coving, Tiled flooring, Radiator.

## Lounge

3.77m x 7.95m (12' 4" x 26' 1") Double glazed Bi-fold doors to rear, Double glazed window to front and two double glazed windows to side, Wood burner, Dado rail, Coving, Two radiators.

## Sitting Room

4.19m x 4.80m (13' 9" x 15' 9") Double glazed Bi-fold doors to rear, Wooden flooring, Coving, Spot lights, Radiator.

## Kitchen

3.82m x 4.83m (12' 6" x 15' 10") Double glazed window front, Double stainless steel sink unit and drainer with mixer tap, A range of wall and base fitted units with cupboards and drawers. Built in dishwasher, Built in fridge, Built in freezer, Range cooker with extractor hood above, Laminate work surfaces, Part tiled. Spot lights. Tile flooring. Door to rear:

## Utility Room

Double glazed window to side, Part double glazed door to rear, Stainless steel sink unit and drainer with mixer tap, A range of wall and base fitted units with cupboards and drawers. Plumbing for washing machine. Laminate work surfaces, Tiled flooring. Door to rear garden.

## Conservatory

3.65m x 7.14m (12' 0" x 23' 5") Double glazed windows with French doors to rear, Wood burner, Tiled flooring,

## Landing

Two double glazed windows to front, Airing cupboard, Dado rail, Coving, Radiator.

## Bedroom One

3.68m x 3.68m (12' 1" x 12' 1") Double glazed window to rear and side, Built in wardrobes, Radiator.

## Ensuite

Shower, Hand wash basin in vanity unit, Chrome heated towel rail, Radiator.

## BedroomTwo

3.33m x 3.77m (10' 11" x 12' 4") Double glazed window to front and side, Dado rail, Coving, Radiator.

## Bedroom Three

2.97m x 3.68m (9' 9" x 12' 1") Double glazed window rear, Coving, Radiator.

## Bedroom Four

2.00m x 2.97m (6' 7" x 9' 9") Double glazed window to rear, Built in cupboard, Loft access, Radiator.

## Family Bathroom

Double glazed window to front, Separate shower cubicle, Chrome heated towel rail, Low level W.C. Freestanding claw bath with mixer tap, Hand wash basin in vanity unit, Spot lights, Extractor fan, Tiled flooring.

## Rear Garden

This magical and beautiful well established garden is secluded and offers screening through its several trees and its established shrubs and plants. There is a large patio area at the rear of the property with steps leading down to the formal lawn, A path way that wraps its self around the side the lawn and takes you down to the second patio then onto the orchard, The second patio area is very well secluded with timber built storage and cover seating area with lighting connected, Shingle area, The orchard that has various espalier fruit trees also housing three sheds and green house, There are double wooden gates to the side of the property that gives access to the rear garden.

## Detached Double Garage

5.05m x 7.47m (16' 7" x 24' 6") Up and over door to the front, double glazed window to rear and window to side, Power and light connected.

## Detached Garage

4.94m (MAX) x 7.95m (16' 2 (MAX)" x 26' 1") Electric roller shutter door, Window to side, power and light connected.

## Disclaimer

n 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.

## 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.

## School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

## Council Tax Band

At the time of instruction the council tax band for this property is band G.