



QUILLIAM

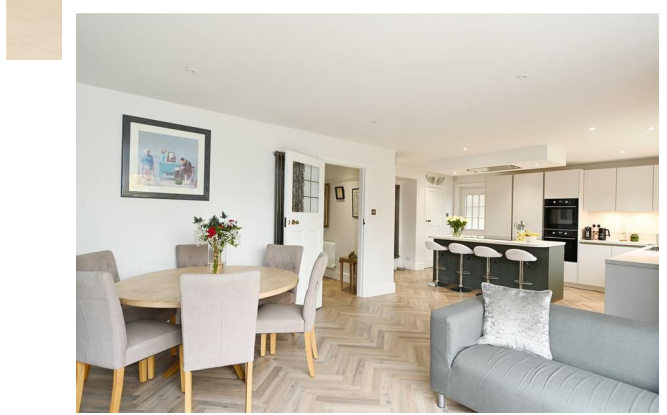
Belstead Road
Ipswich

- Detached House
- Large Garden
- Luxurious Finish
- 2,102sqft (Approximate Gross Internal Area)
- Four Bedrooms
- Family Home
- Transport Link to London via Ipswich
- Driveway
- Council Tax Band: G
- Charming 1930's House

£1,100,000

Freehold





Property Description

Positioned on one of Ipswich's most prestigious addresses, Belstead Road, this exceptional detached residence enjoys a setting defined by elegant homes, generous plots, and mature, tree-lined surroundings, with convenient access to the town centre and excellent commuter links.

Broad Beech is a distinguished family home offering beautifully balanced accommodation, ideal for both refined entertaining and modern family living. The property has been thoughtfully and sympathetically refurbished, blending period character with contemporary design.

At its heart lies a stunning open-plan kitchen and breakfast room, featuring a bespoke German kitchen with sleek work surfaces, double ovens, a six-ring induction hob, Siemens appliances, and integrated refrigeration. A separate utility room and retained original larder provide further practicality.

Throughout, the home showcases high-quality finishes, including ambient lighting, elegant flooring, contemporary radiators, underfloor heating to ensuite bathrooms, and double glazing, alongside charming original features such as the service bell system.

Externally, a generous stone terrace and beautifully maintained gardens create a tranquil and private setting, with mature trees, established planting, and a kitchen garden. The driveway provides parking for multiple vehicles, complemented by two garages and additional storage with potential for conversion (subject to planning).

Offering an abundance of natural light, excellent proportions, and a seamless blend of heritage and modern luxury, Broad Beech presents a rare opportunity to acquire a truly exceptional home. Approved plans are in place for further enhancement.

Broad Beech is set in a prime Ipswich location, close to the town centre, marina and mainline station (London from 65 mins). Excellent private and state schools nearby. Strong road links via A12/A14. Easy access to Woodbridge, Framlingham and the Suffolk coast.

Accommodation



Property Information

We have been informed by our Vendor of the following information:

Tenure: Freehold

Ipswich Borough Council Tax Band: G

Council Tax Payable for 2025/26: £4,113.75 per annum

The annual Council Tax charge has been supplied in good faith and is for the period 2025/26. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.

Parking: Private Gated Driveway as well as a Garage



Belstead Road, Ipswich

Approximate Gross Internal Area = 195.5 sq m / 2104 sq ft
 Garages / Store Room = 36.1 sq m / 388 sq ft
 Total = 231.6 sq m / 2492 sq ft

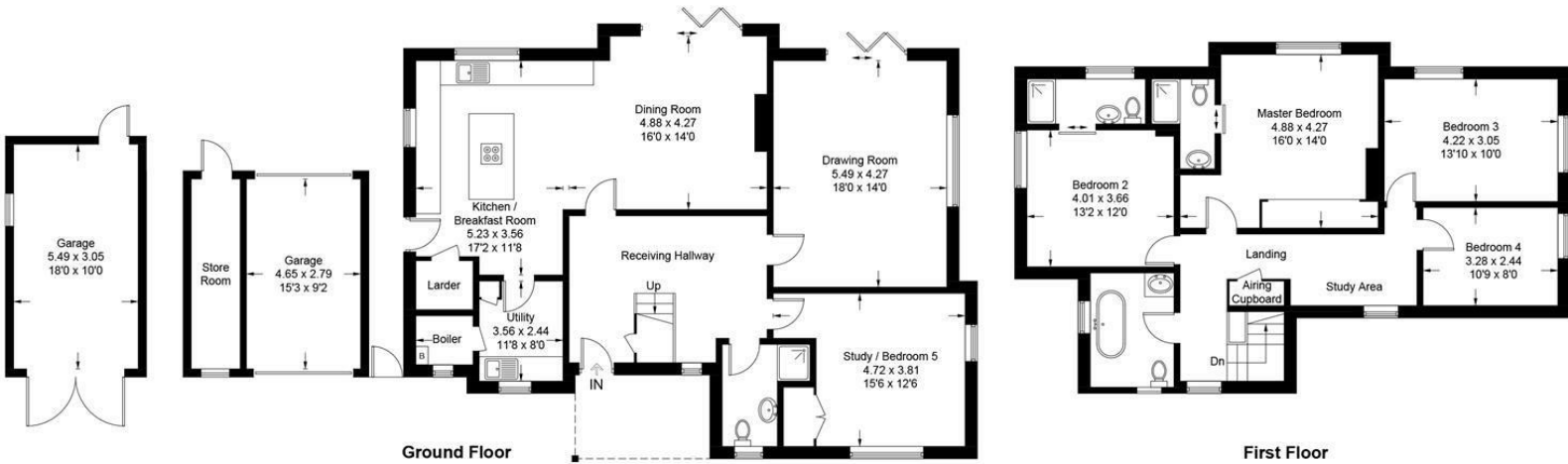


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID792985)



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			
England & Wales		EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements