

Belstead Road, Ipswich, Suffolk IP2

QUILLIAM




God, grant me the
serenity
to accept the things
I cannot change, the
courage
to change the things I can
and the
wisdom
to know the difference








You are where you need to be
JUST
breathe






CRUSADERS
11

This beautiful family house is positioned on one of Ipswich Town's most sought-after locations, Belstead Road. Characterised by its large, detached homes, and set back behind mature front gardens and generous driveways this street is hugely popular with professionals and families wanting quick access to the town environment and easy commuter links.

The architectural appeal of these properties is the predominantly two storeys, good sized rooms, an abundance of natural light, and wide, generous plots. The road is enhanced by lush tree planting that echoes the nearby greenery of Stoke Park. Among the earliest buildings are charming single-storey entrance lodges, originally part of larger estates, now converted into residences. These are complemented by a mix of 19th and 20th century homes, primarily two-storey designs with attic spaces.

Broad Beech is the quintessential Belstead Road home - spacious, detached, ideal for professionals that entertain and families that want to grow. For those wanting a tranquil setting, a large garden, and easy access to the town centre, then this is the place to be. This home offers fantastic versatile accommodation for professionals and families, from informal entertaining with loved ones to formal entertaining in the drawing room and garden patio during the summer months.

Recently, the house has undergone a detailed and sympathetic refurbishment programme, whilst retaining many original features throughout. Of note, the kitchen / breakfast room has been completely redesigned and extended by incorporating the original dining room into an open-plan entertaining space. A stunning bespoke German made kitchen, and a 6-ring induction hob, coupled with modern sleek lines and smooth worktop surfaces are complimented with double ovens, a fridge and freezer, Siemens extractor hood and dishwasher. There is a separate utility room with sink and storage cupboard space.

The original larder has been retained, providing useful additional cool storage. The property also features an original service box and bell system, offering a charming reminder of the home's heritage. Further features include ambient lighting, quality flooring finishes including Amtico-style flooring and carpets, contemporary floor-to-ceiling radiators, underfloor heating to the ensuite bathrooms, and double glazing. Outside, there is a generous stone terrace, along with updated stone steps to the front, wooden electric entrance gates, and a security system.

Overall, the property has generous, well-proportioned rooms, good storage space, including a sizeable attic, and an abundance of natural light. The front driveway can incorporate around 6 to 7 cars, depending on size. The rear garden is predominantly laid-to-lawn, with mature trees, fruit trees and established shrubs and borders. There is a kitchen garden, and the generous garden envelope once housed a grass badminton court and croquet lawn. In spring, the garden comes alive with vibrant displays of wildflowers, further enriching its charm. There are two garages and a storeroom which could be utilised for the classic car or bikes or developed into a granny or nanny annexe. It is worth noting plans have been approved to enhance the home further. For details, please see the information within this brochure.









APPROVED PLANS:

Plans have been approved for the erection of a two-storey side extension with rear facing balcony, a single-storey rear extension, a first-floor front extension and an extension of the existing detached garage to create single storey annexe.

Application No: 22/00993/FUL

These approved plans offer a significant benefit to the existing layout of Broad Beech, complimenting the accommodation by:

- Converting the existing garage to form an Annexe. Extending the bedroom accommodation at first floor level, with the provision of a balcony off the master suite.
- Applying a single storey extension to the kitchen and dining room / family area.
- Provision of a study off the sitting area.
- Provision of a carport.

Should these plans be realised by the new owners, the scheme would provide an increase to bedroom space, allow for further friends, and family to stay, with the provision of an annexe which would allow for elderly relatives or a nanny to reside separately to the main house.

Please note all planning documents can be found on the Ipswich Council planning portal, copies of the drawings are also available for inspection during a viewing of the property, supplied by the current vendors.

LOCATION

Broad Beech is situated in a highly regarded residential area of Ipswich, close to the town centre, marina, and mainline railway station. The property is well-placed for access to a range of private and state schools in and around the town. Schools in proximity include St Joseph's College (private), Ipswich School (private), Ipswich High School (private), Royal Hospital School (private), Woodbridge School (private), Framlingham College (private), St Alban's Catholic High School (state), Kesgrave High School (state), Farlingaye High School (state) and Thomas Mills High School (state).

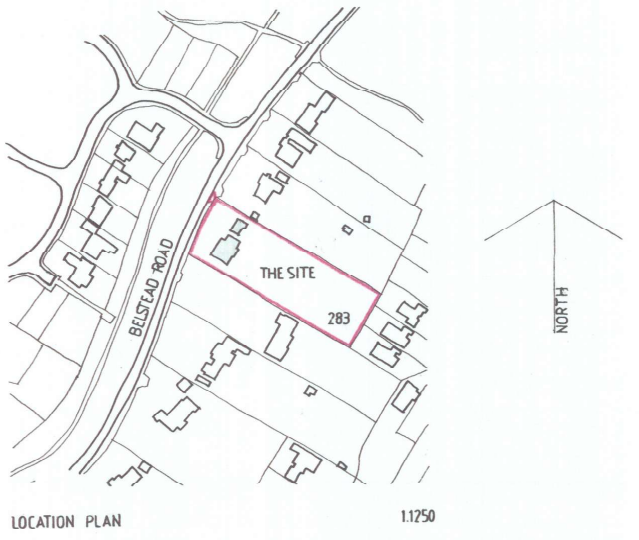
For commuters, Ipswich station provides regular intercity rail services to London Liverpool Street, with journey times from approximately 65 minutes. Woodbridge lies about 10.1 miles to the northeast, with Framlingham approximately 18.1 miles further afield. Road connections include the A12 to the south, providing routes towards London and the M25, and the A14 to the west for Bury St Edmunds and Cambridge, or east towards Felixstowe and the Suffolk coast. The A140 offers access north towards Norwich. Local leisure and recreational opportunities include sailing, horse riding, karting, clay shooting, hockey, rugby, football and golf.

DISTANCES AND LOCAL INFORMATION:

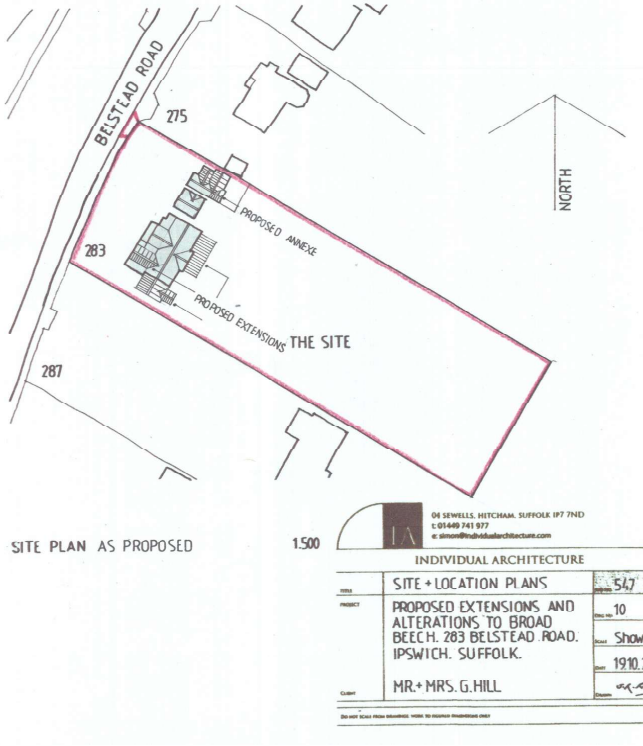
A12 & A14: 2.8mi (4.5km); A140: 11mi (17.7km); M25: 54.9mi (88.3km); Ipswich train station: 1.7mi (2.7km). Ipswich town centre: 2.2mi (3.5km); Woodbridge town centre: 10mi (16km); Felixstowe town centre: 13mi (20.9km); Framlingham town centre: 18mi (28.9km). Colchester town centre: 17.7mi (28.4km); The City, London: 80.9mi (130.1km).

POST CODE TRAVEL:

For satellite navigation please use the post code (IP2 9EH) or alternatively take the A1214 north from the A12, turn right on to Willoughby Road and at the T-Junction, right on to Belstead Road for 1.1mi before arriving at the house on the left side. Please note all distances & times are an approximation and should not be relied upon as fact. Buyers & their representatives should satisfy themselves for their own requirements.



LOCATION PLAN 1:1250



SITE PLAN AS PROPOSED 1:500

Guide Price: £975,000

Tenure: Freehold.

Council Tax: Band G – £4,113.75 per annum (2026/27).

Services: Mains Water & Electricity + Oil.

Fixtures And Fittings: TBC

Viewings: By Appointment.

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Belstead Road, Ipswich

Approximate Gross Internal Area = 195.3 sq m / 2102 sq ft
Garages / Store Room = 36.1 sq m / 388 sq ft
Total = 231.4 sq m / 2490 sq ft

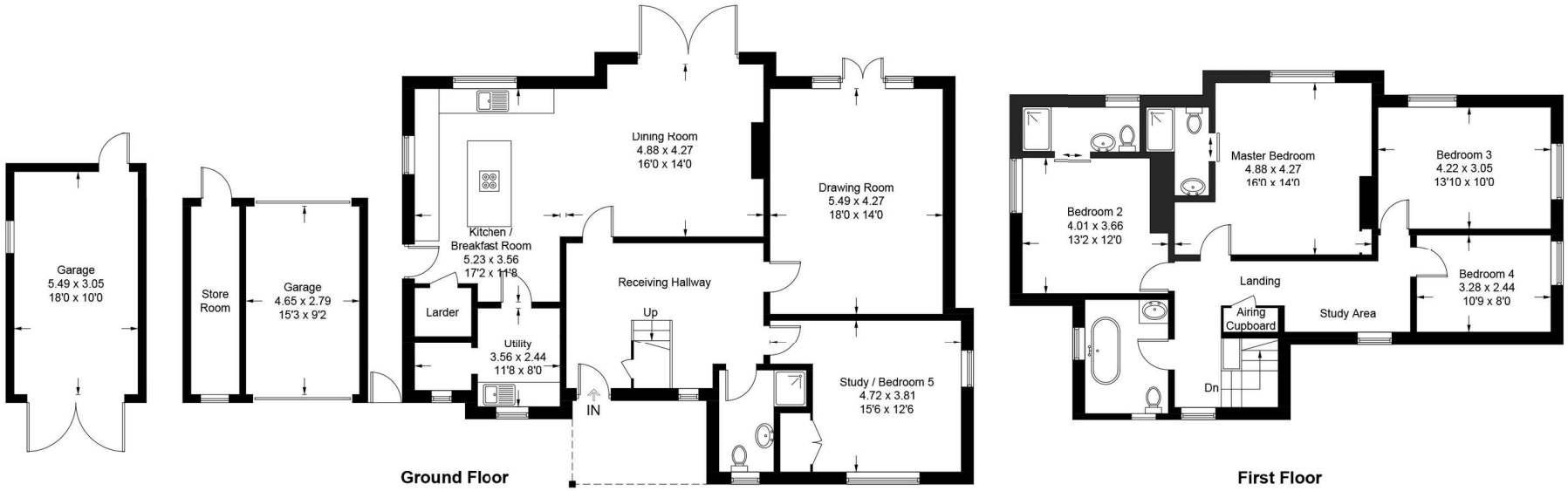


Illustration for identification purposes only, measurements are approximate,
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***The images displayed in this brochure are a mix of late summer and late autumn pictures.**

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