



# QUILLIAM

Belstead Road  
Ipswich

- Detached Family Home
- Kitchen / Breakfast Room + Dining Area
- Formal Reception Room
- 4 Beds, 4 Baths
- Study / 5th Bedroom
- Dedicated Pantry
- Renovated to a High Standard
- S.E. Facing Garden extending to approx. 0.82 acres
- Planning Consent for Extensions + Annexe
- Transport Links to London via Ipswich Railway Station

**£1,100,000**

**Freehold**





## Property Description

Positioned on one of Ipswich's most prestigious addresses, Belstead Road, Broad Beech is an exceptional detached family home set within generous grounds and mature, tree-lined surroundings, with convenient access to the town centre and excellent commuter links. The property offers beautifully balanced accommodation, ideal for both modern family living and entertaining, and has been thoughtfully refurbished to combine period character with contemporary design. At the heart of the home is 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 original larder provide additional practicality.

Throughout, the house benefits from high-quality finishes including ambient lighting, elegant flooring, contemporary radiators, double glazing, and underfloor heating to the ensuite bathrooms. Original features such as the service bell system have been retained, adding to the home's character.

Externally, a generous stone terrace leads to beautifully maintained gardens, offering a private and tranquil setting with mature trees, established planting, and a kitchen garden. The property also provides ample parking via a large driveway, along with two garages and additional outbuildings with potential for conversion (subject to planning).

Broad Beech offers excellent proportions, abundant natural light, and a seamless blend of period charm and modern living. Approved plans are in place for further enhancement.

The property is ideally located close to Ipswich town centre, the marina, and the mainline station (London Liverpool Street from approximately 65 minutes). There are excellent private and state schools nearby, along with strong road links via the A12 and A14, and easy access to Woodbridge, Framlingham, and the Suffolk coast.

**Disclaimer**

Information provided for general guidance only, please verify independently

# 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 2026/27: £4,113.75 per annum

The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. 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

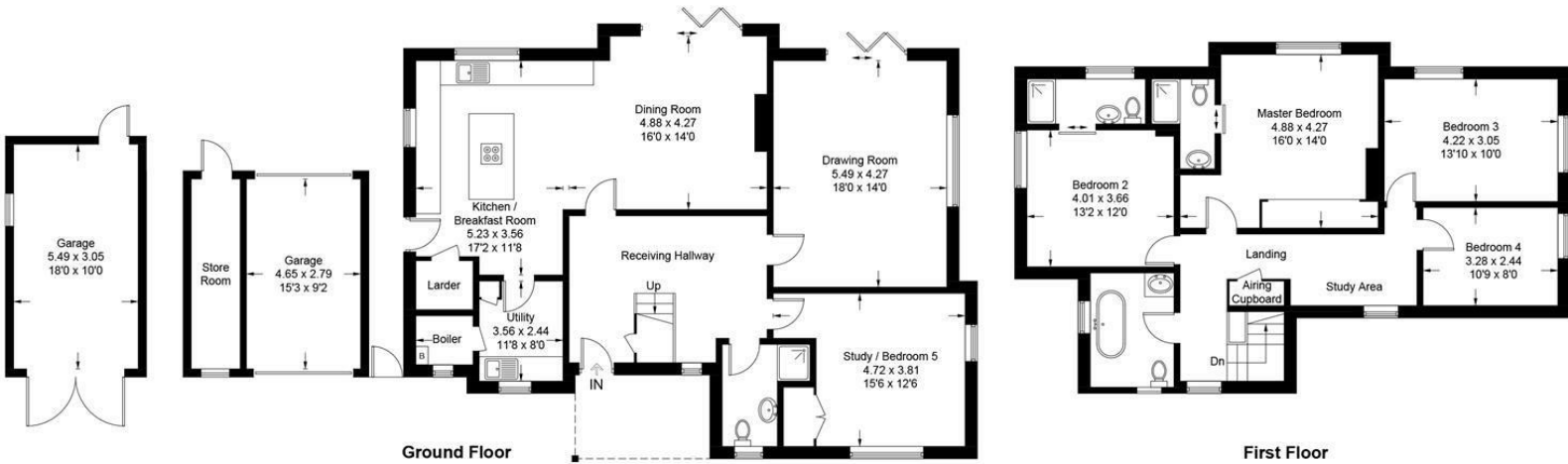


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID792985)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>75</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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