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Westerfield Road

Westerfield, Ipswich, IP6 9AG

Offers over £430,000

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The village of Westerfield is only a 10 minute drive north of Ipswich and is surrounded by delightful countryside footpaths and bridle paths and there is easy access to all of north and east Ipswich's facilities.

Front Garden

Enclosed by brick wall with block paved driveway in front and at the side of the property providing ample parking for at least three average length vehicles. This leads to the double gates with outside lighting. The front garden is laid to lawn with well stocked flower/shrub borders and side lawn area enclosed by neat conifer hedging and the oil tank which is neatly obscured by a panel fence.

Entrance Porch

UPVC double glazed front entrance door through to entrance porchway with a further leaded light and stained glass wooden door leading through to the entrance hallway.

Entrance Hallway

Two radiators, large access to the loft space and doors to lounge, kitchen/diner and all bedrooms.

Lounge

21'11" x 10'7" (6.68m x 3.23m)

Superb south and west facing extended lounge which gets the sun for virtually all of the day, four radiators and the focal point of the room is a stone fireplace surround incorporating an electric fire, glazed door and side panels opening out into the conservatory.

Conservatory

11'5" x 7'10" (3.48m x 2.39m)

Beautiful conservatory, UPVC double glazed with doors opening out direct into the garden and LVT flooring.

Kitchen / Diner

20'3" x 12'0" (6.17m x 3.66m)

Kitchen - Beautiful Aga plus a range of fitted units comprising base cupboards, drawers and eye-level units, corner airing cupboard and a door to a pantry cupboard ideal for storage of a fridge/freezer which has shelving and a window to rear. Single drainer sink unit, further glazed display cupboard, ample work surfaces, tiled walls and window and glazed door to rear utility room.

Dining Area - Electric wall mounted heater, window to side, wall light points and through to kitchen.

Utility Room

7'5" x 5'5" (2.26m x 1.65m)

Plumbing for a washing machine and dishwasher with double glazed door opening out through to the garden.

Cloakroom W.C.

5'11" x 2'10" (1.80m x 0.86m)

Low-level W.C., window to side, fully tiled walls and vinyl flooring.

Bedroom One

11'11" x 10'8" (3.63m x 3.25m)

Windows to front and side, extensive range of fitted bedroom furniture including a vanity unit wash basin with cupboards beneath, wardrobes, drawers and a display shelving and a radiator.

Bedroom Two

11'10" x 10'8" (3.61m x 3.25m)

Windows to front and side which is east and southerly facing, fitted double wardrobe and a radiator.

Bedroom Three

11'11" x 8'8" (3.63m x 2.64m)

Window to side, built-in wardrobe, wall light points and a floor standing Worcester Danesmoor 18/25 boiler for the oil fired central heating.

Shower Room
6'8" x 6'5" (2.03m x 1.96m)
Modern replacement shower room with walk-in double shower enclosure incorporating a Mira shower, pedestal wash basin, fully tiled walls, chrome heated towel rail, radiator and a window to rear.

Side Garden
Block paved driveway with a pair of sturdy wooden gates which leads through to a further large block paved driveway area which doubles in width towards the large garage.

Rear Garden
Enclosed and sheltered southerly facing patio area ideal for a little bistro table, sitting out having alfresco breakfast or a cup of tea. The garden commences with a shingled area with inset flower and shrubs and a low raised brick wall, large area of lawn with well stocked flower and shrub borders, magnolia tree, heather, bulbs plus a vegetable and wild area and a magnificent oak tree at the very rear of the garden. The garden is completely un-overlooked from the rear, good sized greenhouse and timber shed which will remain and outside taps. Enclosed by combination of new concrete post and rail panel fencing, wire fencing and hedging being fully enclosed making it ideal for anyone with dogs or young children.

Large Garage/Workshop
23'5" x 13'5" (7.14m x 4.09m)
With ample power and light, fitted work benches and eaves storage space plus window to side and rear making it full of natural light.

Henley Gate Country Park
The property is conveniently situated just a few minutes walk from the new Henley Gate country park. This offers a serene environment perfect for dog walking, featuring expansive green spaces and well maintained paths in a 60 acre country park which includes a large play area and visitors centre. The park's natural beauty and peaceful atmosphere make it an ideal spot for leisurely strolls and energetic runs with dogs. There is also going to be cafe from 2027 onwards at the visitors centre and its only a few minutes walk from teh Westerfield Road entrance.

Agents Notes
Tenure - Freehold
Council Tax Band - D
Property is currently subject to the granting of probate.

















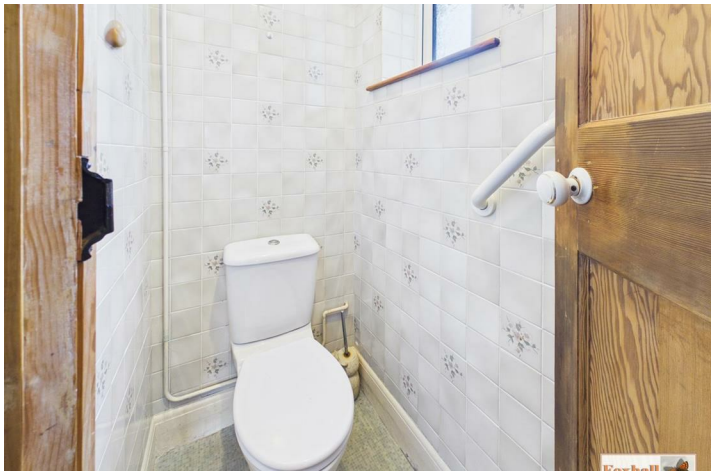







































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Road Map



Hybrid Map



Terrain Map



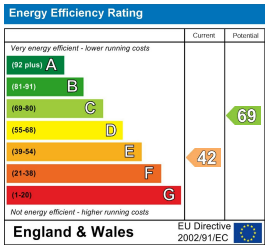
Floor Plan

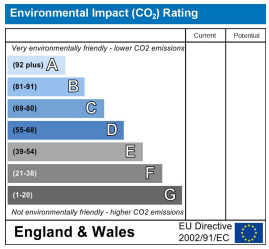


Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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