



Westerfield Road, Ipswich, IP4 2UE

Guide Price £400,000 Freehold

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# Westerfield Road, Ipswich, IP4 2UE

## SUMMARY

A beautifully presented four bedroom attached Edwardian home of generous proportions abutting Christchurch Park, within a prime residential area to the North of Ipswich on the desirable Westerfield Road. The accommodation provides excellent family living space over three storeys offering added proportions on the ground floor with a stylish blend of traditional character and contemporary form and function, all within striking distance of the park entrance, bustling town centre and The Woolpack for fine food and ale. Set back from the road, a storm porch with traditional front door accesses the entrance hall which in turn accesses the sitting room, lounge, stunning kitchen and dining room, and cloakroom. On the first floor there are three bedrooms and a family bathroom, whilst on the second floor there is a fourth bedroom. Early viewing to fully appreciate this fine residence is highly recommended. Parking is on road by permit.

## STORM PORCH

Mosaic tiled threshold with patterned motif, antique style patterned tiled walls with tiled dado rail insert, traditional style front door to entrance hall.

## ENTRANCE HALL

Radiator, decorative book end archway, fitted shelved corner unit with cupboard, dado rail, under stairs recess, exposed stained floorboards, traditional style stripped panel doors to sitting room and lounge, doorway opening to kitchen and dining room, stairs with traditional style spindle railed banister rising to first floor.

## SITTING ROOM

11' 10" x 11' 7" approx. (3.61m x 3.53m) Traditional style sash bay window to front, radiator, traditional style detailed cast iron fireplace with motif tile inserts, shelved alcoves with single cupboard, traditional style detailed coving, picture rail, exposed stripped floorboards, traditional style sliding double pocket doors opening to lounge.

## LOUNGE

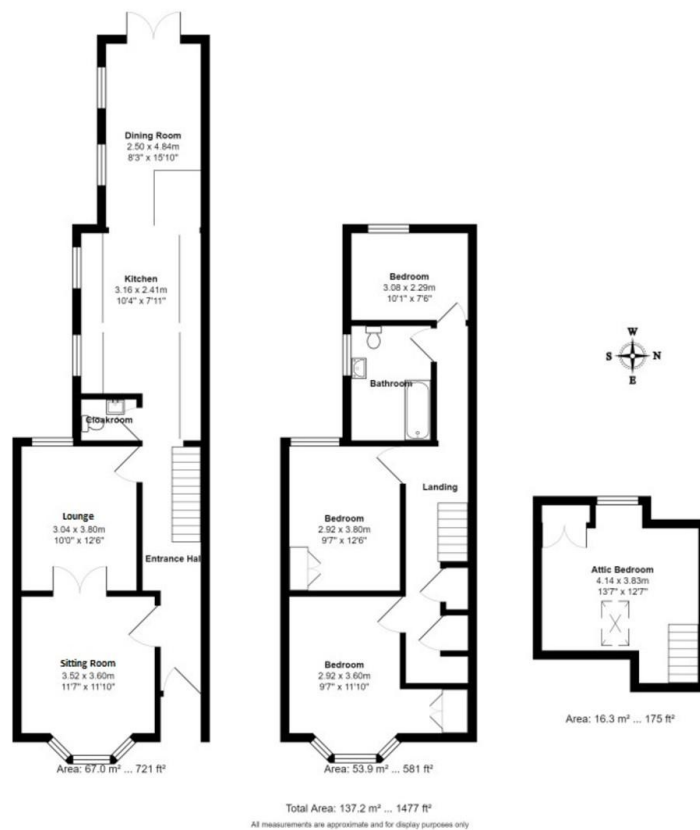
12' 6" x 10' 10" approx. (3.81m x 3.3m) Window to rear, radiator, traditional style cast iron fireplace, exposed stripped floorboards, fitted shelved unit.

## KITCHEN & DINING ROOM

### KITCHEN AREA

10' 4" x 7' 11" approx (3.15m x 2.41m) Two double glazed sash windows to side, vertical radiator, a comprehensive range of stylish contemporary light grey fronted cupboard and drawer fitted units with white work surfaces and breakfast bar extending, inset one and a half bowl sink drainer unit with retractable flexi mixer tap, integrated twin electric ovens, inset induction hob, integrated dishwasher and integrated fridge-freezer, spaces for washing machine, tumble dryer and wine fridge, inset LED lighting, door to cloakroom, wood effect luxury vinyl tile flooring, open through to dining area.





### DINING AREA

15' 10" x 8' 3" approx. (4.83m x 2.51m) Two double glazed sash windows to side, vertical radiator, loft space access, wood effect luxury vinyl tile flooring.

### CLOAKROOM

Low level WC, mounted hand-wash basin with mixer tap and cupboard under, wood effect luxury vinyl tile flooring, extractor fan, inset LED lighting.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Traditional style white painted panel doors to bedrooms one, two and three, and bathroom, two built-in cupboards, stairs rising to second floor.

### BEDROOM ONE

11' 10" x 9' 7" approx. plus recess and wardrobe (3.61m x 2.92m) Traditional style sash bay window to front, radiator, built-in mirror fronted double wardrobe, picture rail, painted exposed floorboards.

### BEDROOM TWO

12' 6" x 9' 7" approx. (3.81m x 2.92m) Traditional style sash window to rear, radiator, part wood panelled walls, built-in alcove cupboard housing modern wall mounted gas fired boiler.

### BEDROOM THREE

10' 1" x 7' 6" approx. part restricted headroom (3.07m x 2.29m) Traditional style sash window to rear, radiator.

### FAMILY BATHROOM

Obscured double glazed sash window to side, radiator, traditional style suite consisting of a low level WC, pedestal hand-wash basin, panelled bath with mixer tap and shower attachment, antique style motif tiled part tiled walls, slate tile effect laminate flooring.

### STAIRS RISING TO SECOND FLOOR

### BEDROOM FOUR

13' 7" x 12' 7" approx. part restricted headroom (4.14m x 3.84m) Railed inner landing area, Dormer style window to rear, roof window to front, eave storage access, inset lighting.

### OUTSIDE

There is low red brick wall with gated pedestrian access and hedging to the front boundary, behind which reveal a low maintenance shingled garden area and a chequered tile pathway which leads to the storm porch, to the side there is passageway access leading to a gate which opens to the rear garden. Parking is on road by permit, first residents permit is £60 PA, second residents permit is £120 PA (2024-2025). The established rear garden, which backs onto Christchurch Park, is mainly laid to mature lawn with a paved entertainment patio, there are bark chip shrub stocked borders and wall and fencing to boundaries.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,003.60 PA (2024-2025).

### NEAREST SCHOOLS (.GOV ONLINE)

St Margaret's Primary and Northgate High.

## DIRECTIONS

Heading North on St. Margaret's Green from St Margaret's Street, follow the road into Bolton Lane, pass the entrance to Christchurch Park and take the left-hand fork at The Woolpack into Westerfield Road. The property is found on your immediate left hand-side.

## CONSUMER PROTECTION REGULATIONS 2008

Consumer Protection Regulations 2008

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### Energy performance certificate (EPC)

Westerfield Road IPSWICH IP4 2UE	Energy rating <b>E</b>	Valid until: 5 June 2034
Property type Semi-detached house		Certificate number: 0068-1209-7504-7505-1504
Total floor area		137 square metres



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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