



ipswich & suffolk



Westbury Road, Ipswich, IP4 4RF

Guide Price £425,000 Freehold



**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group



# Westbury Road, Ipswich, IP4 4RF

## INTRODUCTION

Nestled in a highly sought-after area of North East Ipswich, this distinguished four-bedroom family residence offers exceptional convenience to both St Albans and Northgate Schools. Elegantly extended with substantial single and two-storey additions, the property presents an impressive blend of space, style, and modern refinement. The remodelled interior has been thoughtfully designed to accommodate contemporary family living, featuring a welcoming hallway, a well-appointed sitting room with open fireplace, and a striking open-plan kitchen and dining area complemented by an adjoining snug. A study, separate utility room, and cloakroom complete the ground floor.

A split landing leads to four generously proportioned bedrooms, including a superb principal suite with vaulted ceiling and its own en-suite dressing area. The first floor further benefits from a luxurious four-piece family bathroom and an additional shower room, both finished to a high contemporary standard. Externally, the property enjoys a good-sized established westerly facing rear garden mainly laid to mature lawn with entertainment patio, sheltered side patio, children's play area, cabin/bar with mains power and lighting and shed, while the ample frontage provides extensive parking and access to a garage/store. This handsome and substantially improved home warrants early viewing to fully appreciate its quality, scale, and prime location.

## DOUBLE GLAZED FRONT DOOR TO ENTRANCE HALL

With full height double glazed side casements.

## ENTRANCE HALL

Radiator, under stairs recess, stairs rising to first floor, wood effect flooring, doors to.

## SITTING ROOM

14' 2" x 12' 3" approx. (4.32m x 3.73m) Double glazed bay window to front, radiator, open fireplace, television point, wood flooring.

## KITCHEN & DINING ROOM

16' 7" x 12' 2" approx. (5.05m x 3.71m) Double glazed bi-fold window to rear, double glazed French doors to garden, part vaulted ceiling with double glazed Velux roof window, two radiators, extensive range of base and eye level fitted cupboard and drawer units, wood effect work surfaces, ceramic sink drainer unit with mixer tap, built-in double oven and grill, inset gas hob with stainless steel extractor hood over, space for fridge freezer, under counter space for dish washer, tiled splash backs, wood effect flooring, openings through to study and snug.

## SNUG

8' 10" x 10' 11" approx. (2.69m x 3.33m) Television point, wood effect flooring.

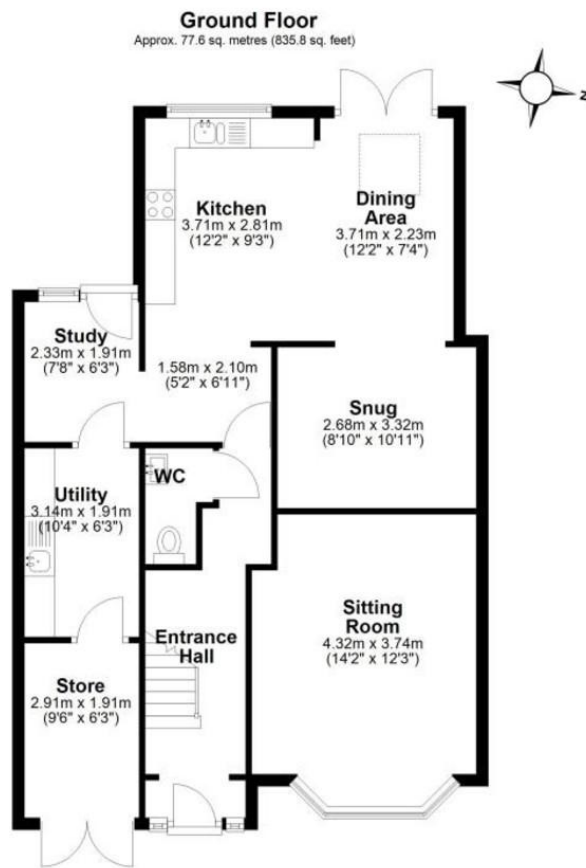
## OFFICE

7' 8" x 6' 3" approx. (2.34m x 1.91m) Double glazed window to rear, double glazed door opening to garden, vaulted ceiling with roof window, radiator, wood effect flooring.

## UTILITY ROOM

10' 4" x 6' 3" approx. (3.15m x 1.91m) Radiator, base and eye level fitted cupboard and drawer units, granite effect work surface, stainless steel sink drainer unit with mixer tap, under counter spaces for washing machine and tumble dryer, tiled floor, door to integral garage/store.





Total area: approx. 139.9 sq. metres (1506.0 sq. feet)

#### CLOAKROOM

Low level WC with concealed cistern and work surface atop, mounted hand wash basin with mixer tap and cupboard under, metro style part tiled walls, tile effect flooring, extractor fan.

#### STAIRS RISING TO FIRST FLOOR

#### SPLIT LANDING

Built-in cupboard housing wall mounted gas fired boiler, doors to.

#### PRINCIPAL BEDROOM

12' 2" x 9' 3" approx. (3.71m x 2.82m) Double glazed window to rear, radiator, vaulted ceiling, adjoining dressing area.

#### DRESSING AREA

8' 5" x 5' 3" approx. (2.57m x 1.6m) Fitted sliding mirror fronted wardrobes.

#### BEDROOM TWO

11' 1" max x 11' 3" approx. (3.38m x 3.43m) Double glazed bay window to front, radiator.

#### BEDROOM THREE

11' 11" x 11' 3" approx. (3.63m x 3.43m) Double glazed window to rear, radiator.

#### BEDROOM FOUR

7' x 6' 6" approx. (2.13m x 1.98m) Double glazed window to front, radiator, inset ceiling lights, loft access.

#### FAMILY BATHROOM

9' 2" x 6' 11" approx. (2.79m x 2.11m) Obscure double glazed window to front, heated towel rail, luxury four piece contemporary suite consisting of freestanding shaped bath with mixer tap and shower attachment, walk-in shower cubicle with fixed head thermostatic shower and separate rinser, low level WC, and pedestal hand-wash basin with mixer tap, tiled splash backs, wood effect tiled floor, inset ceiling lights, extractor fan.

#### SHOWER ROOM

Obscure double glazed window to rear, chrome heated towel rail, shower cubicle with thermostatic shower, low level WC, corner hand-wash basin, fully tiled walls and floor, inset ceiling lights, extractor fan.

#### OUTSIDE

The hard stand and shingle frontage provides ample off-road parking with double door access to the integral garage/store. To the rear there is a generous westerly facing established garden with leafy open outlook, mainly laid to mature lawn with paved entertainment patio, sheltered side patio, and pathway leading to a children's play area with wooden shed and timber framed cabin/bar with mains power and lighting.

#### INTEGRAL GARAGE/STORE

9' 6" x 6' 3" approx. (2.9m x 1.91m) Double door entry, mains power and lighting.

#### CABIN/GARDEN BAR

Double glazed entry, windows to side and rear, mains power and lighting.

#### IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,358.54 PA (2025-2026).

#### NEAREST SCHOOLS (.GOV ONLINE)

St Johns and Sidegate primary schools, St Alban's Catholic and Northgate High secondary schools.

#### DIRECTIONS

Leaving Ipswich town centre, head north-east on Woodbridge Rd towards Palmerston Rd, continue onto Albion Hill, at the roundabout, continue straight onto Woodbridge Rd, at the roundabout, take the 2nd exit onto Rushmere Rd, turn left onto Westbury Rd, destination will be on the left.



### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro)

### DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require

both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

#### Energy performance certificate (EPC)

Westbury Road Ipswich IP4 4RF	Energy rating <b>C</b>	Valid until: 7 December 2035 Certificate number: 8627-0722-3847-8197-6593
Property type	Semi-detached house	
Total floor area	133 square metres	



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

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