



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

**WESTERFIELD ROAD, WESTERFIELD, IPSWICH,
IP6 9AA**

TENURE : FREEHOLD

GUIDE PRICE £400,000

- Charming Cottage
- Well Presented Throughout
- Close to Rail Station
- Village Location
- Generous & Beautiful Garden
- Off Road Parking & Garage*

THE ACCOMMODATION



Entrance Hall

With Side entrance door and window, radiator, stairs to first floor and doors to...

Kitchen 12' x 11' 4" (3.66m x 3.45m)

Recessed lighting, window and door to rear, window to side, range of wall and base units with built in double oven, 5 ring halogen hob with filter hood over, fridge, freezer, dishwasher and washing machine. There is a large fitted cupboard housing the oil fired boiler and pressurised hot water system.



Living Room 19' 8" x 12' 10" (5.99m x 3.91m)

Recessed lighting, feature window to rear, window and double doors to the side leading out onto a patio area. There is also a multi-fuel burner set into a brick chimney breast, built in cupboard under the stairs and radiator.

First Floor Landing

Window to front, loft access, doors to...



Bedroom One 12' 2" x 10' 9" (3.71m x 3.28m)

Window to rear and side, fitted double wardrobe, built-in cupboard and radiator

Bedroom Two 11' 3" x 10' 11" (3.43m x 3.33m)

Window to rear and side, fitted double wardrobe, built-in cupboard and radiator

Bedroom Three 8' 2" x 7' 2" (2.49m x 2.18m)

Window to side and radiator

Bathroom Window to side, recessed lighting, panel bath with shower over, sink/vanity unit, close coupled WC, heated towel rail and extractor fan.

WC Window to front, recessed lighting, WC, wall mounted wash basin, radiator.

Outside The side of the property fronts the road with the main side entrance door and has a small garden area plus vehicle access to the attached garage with double wooden doors and power and light connected. Note that there is a short steep drop to the garage which may need leveling for some vehicles to gain access. The the rear of the property there is a beautiful and well stocked main garden which is split into a formal area with grassed portion, and slate ornamental seating area with large pond. Beyond that is an allotment area with large greenhouse and raised beds and gate leading to the off road parking area with room for two vehicles. To the side of the property, accessed from the living room doors, is a large patio area with steps leading up to a raised strip of garden running alongside the main garden with raised beds, large potting shed and bordered by small trees and hedging. At the very end of this strip is a path leading to the sewerage treatment system for the property.

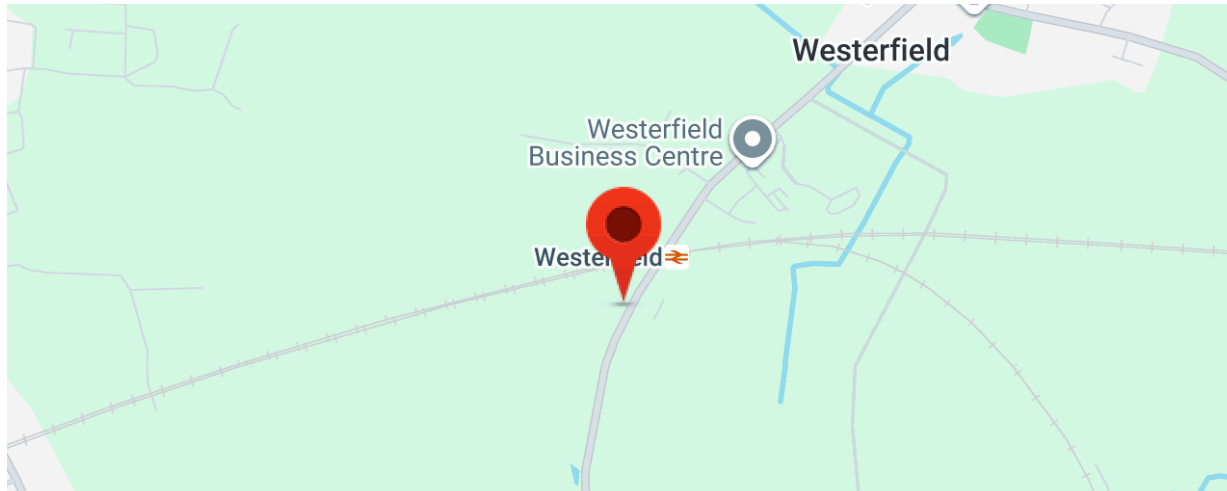
Agents Note:

The property has oil fired central heating, has had external insulation installed and has a private drainage treatment system.

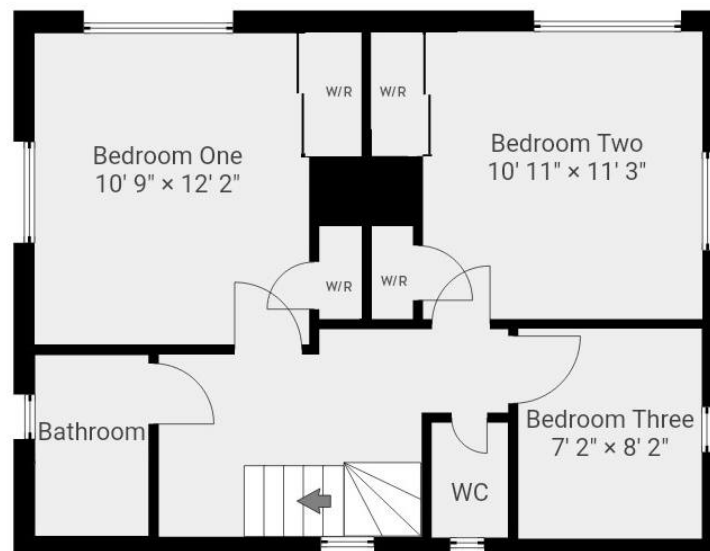
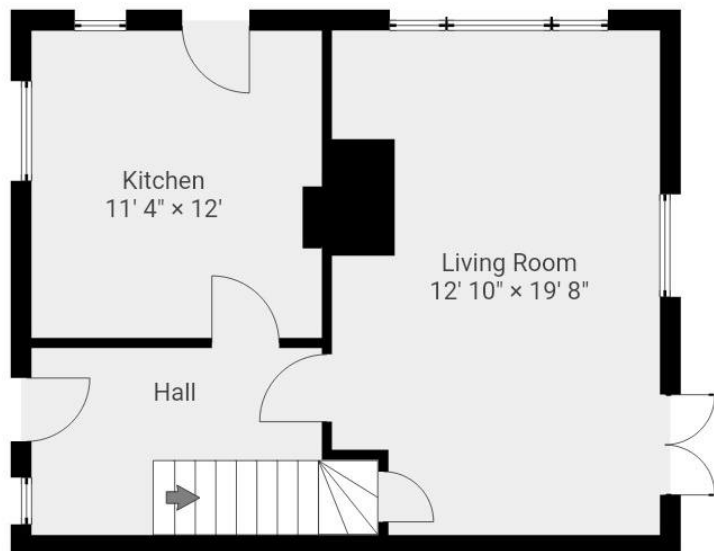
THE PROPERTY & LOCATION

A charming three bedroom detached cottage on the outskirts of Westerfield just north of Ipswich. The property is well presented throughout and benefits from a generous and superbly stocked garden plus off road parking. The cottage sits just a stones throw from Westerfield Railway Satation and also the Railway Pub serving excellent food. There is also another excellent pub further up the road into the village!

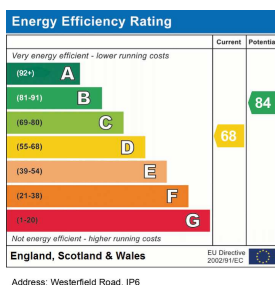
The village of Westerfield is approximately two miles from the Centre of Ipswich with all it's facilities and historic waterfront and a train from the station will get you there in just under 10 minutes. In the other direction the train will take you to Woodbridge and up the heritage coast to Lowestoft or to Felixstowe.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : D

We understand from our vendor that the property is connected to mains electricity and water.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
 CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given