



Westbury Road, Ipswich, IP4 4RH

Guide Price £345,000 Freehold



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



# Westbury Road, Ipswich, IP4 4RH

## SUMMARY

An excellent, circa 1930's double bay semi-detached family home of good proportions located on a favourite road within a prime residential area to the North East of Ipswich, convenient to Northgate school. The current owner has made many improvements over recent years which include a new roof, refitted kitchen and utility room, reconfigured cloakroom, replacement gas boiler, composite front door, LVT flooring, and predominantly renewed double glazing. The stylish and well presented accommodation comprises; entrance hall, sitting room with log burner, striking contemporary kitchen and dining room, utility room, and cloakroom on the ground floor with landing, three comfortable bedrooms and a luxury four-piece family bathroom on the first floor. To the outside there is a shingle driveway frontage providing ample parking, and to the rear an attractive westerly facing garden with limestone patio, artificial lawn, brick store, and substantial workshop. Early viewing is highly advised.

## STORM PORCH

Step up, composite double glazed door, with full height side casements, opening to entrance hall.

## ENTRANCE HALL

Radiator, stairs rising to first floor, under stairs cupboard housing modern wall mounted gas fired boiler, wood effect luxury vinyl tile flooring, doors to.

## KITCHEN & DINING ROOM

17' 7" narrowing to 10' x 13' narrowing to 9' 6" approx. (5.36m x 3.96m) Double glazed window to side, vertical radiator, contemporary range of base and eye level fitted cupboard and drawer units, Corian work surfaces with extended peninsular breakfast bar, inset composite sink drainer unit with flexi-mixer tap, NEFF oven and grill, inset NEFF gas hob with extractor over, integrated dish-washer, space for double fridge-freezer, inset LED ceiling lights, stone effect luxury vinyl tile flooring, opening to utility room, door to cloakroom, double glazed French doors opening out to garden.

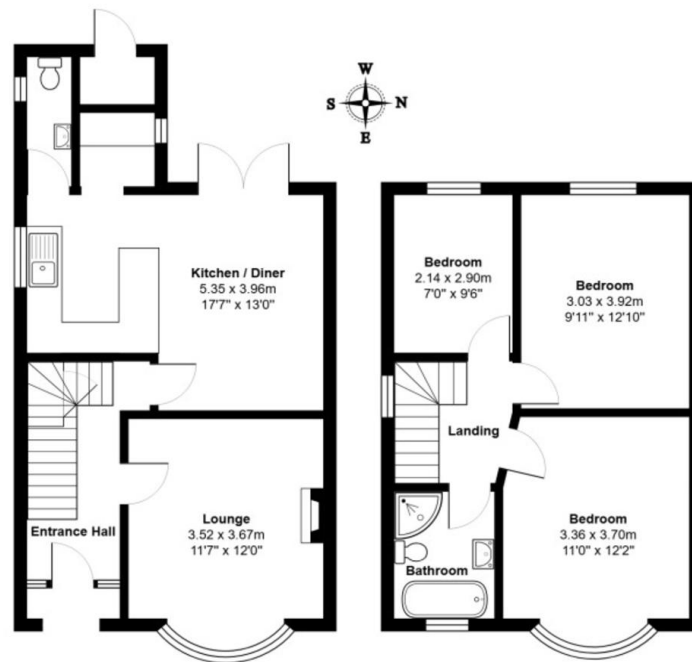
## UTILITY ROOM

Double glazed window to side, contemporary eye level fitted cupboard units, Corian work surface, under counter spaces for tumble dryer and washing-machine, stone tile effect luxury vinyl tile flooring.

## CLOAKROOM

Step down, obscure double glazed window to side, heated towel rail, low level WC, wall hung hand-wash basin with mixer tap, stone tile effect luxury vinyl tile flooring.





Total Area: 90.6 m<sup>2</sup> ... 975 ft<sup>2</sup>

### SITTING ROOM

11' 7" x 12' plus bay. approx. (3.53m x 3.66m) Double glazed bay window to front, radiator, log burner set in fireplace, wood effect luxury vinyl tile flooring, BT Openreach point.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Tall double glazed window to side with stained glass leaded motif, loft access, doors to.

### BEDROOM ONE

11' x 12' 2" plus bay. approx. (3.35m x 3.71m) Double glazed bay window to front, radiator, inset LED ceiling lights.

### BEDROOM TWO

9' 11" x 12' 10" approx. (3.02m x 3.91m) Double glazed window to rear, radiator, inset LED ceiling lights.

### BEDROOM THREE

7' x 9' 6" approx. (2.13m x 2.9m) Double glazed window to rear, radiator, inset LED ceiling lights.

### FOUR-PIECE BATHROOM

Obscure double glazed window to front, mirror fronted vertical radiator with towel rail, oval shaped bath with free standing pedestal mixer tap and shower rinser, shower cubicle with thermostatic shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC, tiled floors and wall, extractor fan, inset LED ceiling lights.

### OUTSIDE

To the outside there is a shingle driveway frontage providing ample parking, raised timbers to boundaries, limestone section separating from the property, and gated pedestrian access to the rear which reveals an attractive westerly facing garden with generous limestone entertainment patio, artificial lawn, timber raised bed to border, brick store, spacious decking area, substantial workshop, and external tap, all enclosed by fencing.

### WORKSHOP

15' 4" x 9' 6" approx. (4.67m x 2.9m) Double door entry, two twin windows to front, mains power and lighting.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

### NEAREST SCHOOLS (.GOV ONLINE)

St Johns and Sidegate primary schools, St Albans and Northgate secondary schools.

### DIRECTIONS

Leaving Ipswich town centre, head east on Woodbridge Rd/A1156 towards Christchurch St, continue to follow Woodbridge 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, the 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](https://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 4RH	Energy rating <b>C</b>	Valid until:	11 October 2035
		Certificate number:	2170-4700-7050-7194-0995
Property type		Semi-detached house	
Total floor area		84 square metres	



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

01473 289333  
**[www.your-ipswich.co.uk](http://www.your-ipswich.co.uk)**

125 Dale Hall Lane, Ipswich, IP1 4LS  
Email: [sales@your-ipswich.co.uk](mailto:sales@your-ipswich.co.uk)



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.