

# Manor Farm, Church Lane, Westerfield



Palmer & Partners



**Exceptional Homes...**





### Features

- Occupying a Plot of Approximately ½ Acre (STS)
- Impressive Four Bedroom Detached Family Home
- Three Separate Reception Rooms & Conservatory
- Stunning Bespoke Kitchen / Breakfast Room

This impressive four bedroom detached family home is set well back from the road occupying a well-established plot of approximately ½ acre (subject to survey) with stunning south facing rear garden backing onto open fields. The property has been much improved and updated throughout by the current owners and retains many beautiful features including original parquet flooring to the entrance hall, wood burning stove with feature brick surround in the sitting room, and bespoke solid oak kitchen with handmade stone flooring. This fantastic family home has well-proportioned light and airy rooms throughout comprising three reception rooms, conservatory, kitchen / breakfast room, utility room and cloakroom to the ground floor whilst the first floor comprises galleried landing, four bedrooms with an en-suite to the master bedroom, and family bathroom.



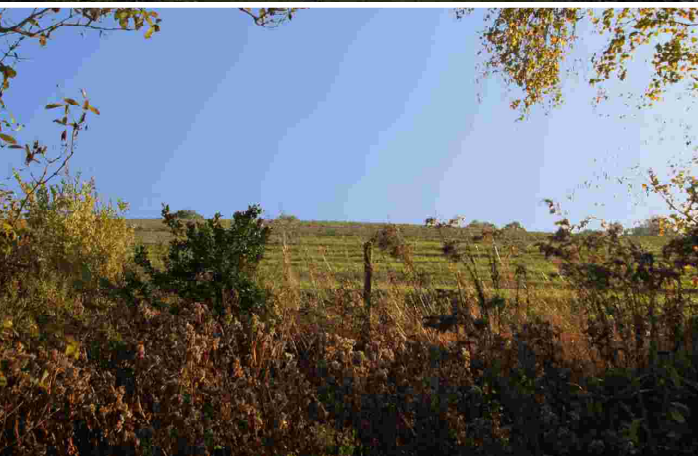
Upon entering Manor Farm you proceed through to the inviting bright reception hall with original stripped parquet flooring, under stairs storage cupboard and doors off to the sitting room, dining room, kitchen / breakfast room and cloakroom. The sitting room has dual aspect windows to the front and side, a wood burning stove set within a brick surround which makes a wonderful focal point, double doors opening through to the dining room, and double doors opening through to the conservatory which has ceramic tiled flooring and multiple doors and windows looking out over the stunning landscaped garden. Also off the entrance hall is a formal dining room which has original stripped parquet flooring and doors opening out to the rear garden. The stunning refitted kitchen / breakfast room has a range of shaker style units with solid oak work surfaces and feature central island, Belling range style cooker with splash back and cooker hood, and fully integrated appliances including dishwasher, fridge and microwave. There is a butler sink, instant hot water tap, original feature display cabinet, window to the rear aspect and bi-fold doors opening on to the terrace. This beautiful kitchen is complemented by the handmade stone flooring and has the added benefit of a large walk-in pantry, useful utility room and side lobby leading out to the garden. Also on the ground floor is an inviting snug which is located just off the kitchen and benefits from dual aspect windows and contemporary feature wallpaper and is enjoyed by the current owners all year round. The first floor has a galleried landing with window to the front aspect and doors to all four bedrooms and the family bathroom. The master bedroom benefits from a refitted en-suite shower room with under floor heating, and the luxury family bathroom has a three piece suite, travertine tiling, under floor heating and feature vanity unit set within a solid oak work surface.





Manor Farm is set back from the road and is approached through double gates with a sweeping gravel driveway providing ample parking, wood clad double garage and established front gardens with well-established trees including oak, walnut and copper beach, and flower and shrub borders.

The property occupies a plot of approximately  $\frac{1}{2}$  acre (subject to survey) and the landscaped south facing rear garden is a particular selling feature. The beautifully maintained rear garden is predominantly laid to lawn and features two large terraces, one of which is slightly raised and has been cleverly designed to enjoy the last of the evening sun in the summer months. There is an extensive range of mature trees, flowers and shrub borders, rose arbor, retaining wall with the garden backing onto farmland to the rear with stunning views.

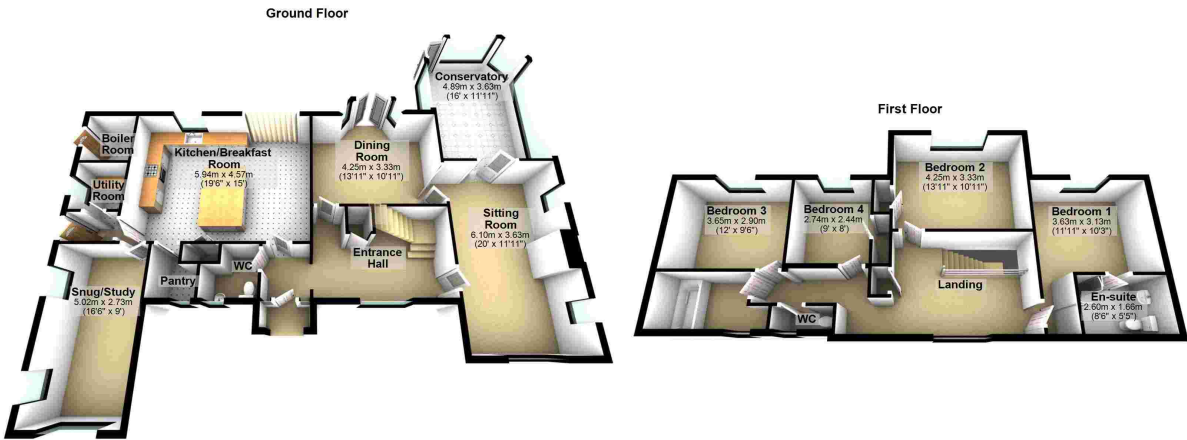








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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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