

Foxhall



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Westerfield Road

Westerfield, Ipswich, IP6 9AJ

Guide price £525,000



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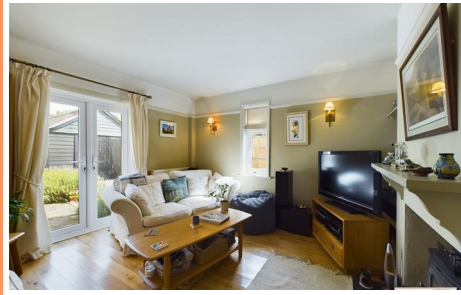
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Collingwood Westerfield Road

Westerfield, Ipswich, IP6 9AJ

Guide price £525,000



Summary Continued

To the rear of the property, the rear garden have a delightful flow, starting with a low maintenance patio area with ornate pond, through several areas of planting and quiet places to sit with a cuppa and book. This then opens out into a large orchard with mature fruit trees, a former stables / shed and then through an archway and hedge into the wildflower area. At the end of the garden and the neighbouring gardens is a farmer's field so the whole garden has a lovely secluded, rural vista.

We are expecting a huge amount of interest in this property due to the potential that it offers so please contact us without delay.

Westerfield is a highly sought after village location and is approximately a 10 minute drive north of Ipswich. It has a church, two public houses, a railway station and local facilities and offers beautiful countryside and woodland walks with path and bridleways, making this an ideal location for anyone who enjoys the outdoor life, dog owners and mountain bikes.

Front Garden

Attractive brick wall and raised front lawn, steps to front door and flower borders. Sweeping shingle driveway leading to parking spaces by the front door and access to double gates leading through to the side and rear garden and further secure parking and the garage.

Entrance Hallway

Door coming into the entrance hallway with lovely wooden floor, picture rails, double glazed window with fitted slatted blinds to the front, telephone point, door to the study/bedroom four, door to the downstairs cloakroom, door to the kitchen, door to lounge and door to the separate dining room.

Dining Room

11'2" x 10'10" (3.42 x 3.31)

Double glazed bay window to the front, radiator, carpet flooring, picture rails, open fire recess with tiled hearth.

Lounge

12'9" x 12'10" (3.89 x 3.92)

Feature fireplace with a wood burner in with a tiled hearth, double glazed window to side, double glazed French doors to rear, lovely wooden flooring, radiator, picture rails and wall lights.

Kitchen/Dining Room

25'4" x 12'11" (7.74 x 3.95)

Comprising of wall and base units with cupboards and drawers under, work surfaces over, double butler sink with mixer tap over, built in oven, five ring Neff gas hob with Neff extractor over the top, kitchen island which has power, work surfaces over and cupboards and drawers under, tiled floors, tiled splashbacks, dining area with double glazed French doors to the rear and double glazed windows to the rear, double glazed window to side x 2, pedestrian door to outside, radiator, door into walk in larder room, spotlights and over head light, integrated Neff dishwasher, plenty of storage.

Walk in Larder Cupboard

Housing the Worcester floor mounted oil boiler which is approximately 2/3 years old, obscure double glazed window to the side, extractor fan, plenty of storage, tiled flooring, light. Space for dryer and aperture for vent.

Utility/Downstairs Cloakroom

Tiled floor, low flush WC, wash hand basin, obscure double glazed window to side, plumbing and space for a washing machine, compressed water tank.

Study/Bedroom 4

12'9" x 8'9" (3.89 x 2.68)

Double glazed window to front with fitted blinds, double glazed window to side with roman blinds, picture rails, carpet flooring, radiator and open alcove for your fireplace with tiled hearth.

Bedroom One

19'2" x 9'8" (5.85 x 2.95)

Wooden flooring, radiator, door to en-suite, eaves

storage x 5, double glazed window with fitted roman blind to the rear, Velux window with fitted integral blind to side, further double glazed window to side with fitted venetian blind, spotlights, walk in wardrobe with bi-fold door and door to en-suite shower room.

En-suite shower room

Large walk in shower cubicle, low flush WC, wash hand basin, heated towel rail, double glazed window to side, spotlights and extractor fan.

Bedroom Two

9'5" x 13'9" (2.89 x 4.21)

Double glazed window to the rear, double glazed window to the side with fitted slatted blind, wooden flooring, picture rails, radiator, eaves storage x 2, wall light.

Bedroom Three

8'3" x 13'8" (2.53 x 4.18)

Double glazed window with fitted blinds to the side, wooden flooring, radiator, access to eaves storage x 2, picture rails.

Bathroom

12'11" x 8'3" (3.96 x 2.54)

Attractive panelled walls, panelled bath with mixer tap over and hand held shower over, low flush WC, radiator, pedestal wash hand basin, walk in shower cubicle with shower over, built in cupboards, built in shelving, access to eaves, heated towel rail, spotlights, Velux window with integrated blinds to the side, extractor fan.

First Floor Landing

Doors to bedrooms one, two, three and bathroom, eaves storage, double glazed window to the side with fitted roman blind, radiator.

Rear Garden

Large patio area and Astroturf area giving a huge seating area, nice and secluded, surrounded by borders and mature hedges and trees, brick built pond with a low maintenance pathway around it, pathway from the side of the house all the way through to the rear garden, further borders and planting areas, hard standing for a potential shed/greenhouse, archway with wisteria over it, further set aside area which is landscaped with borders, apple tree, copper beech trees, screening area.

Large area with very established fruit trees, multiple apple trees, plum trees, small stable, greengages, roses, mainly laid to lawn, copper beech hedge with an archway through to a wilding area with flowers and grasses. There is also a garden storage / former stable.

Garden storage / former stable

Butler sink with water supply, there was originally electrics (not tested) double doors, windows to the front, great for storage/turning into a summer house, small stables/garden office a multitude of uses.

Garage

22'5 x 10'8 (6.83m x 3.25m)

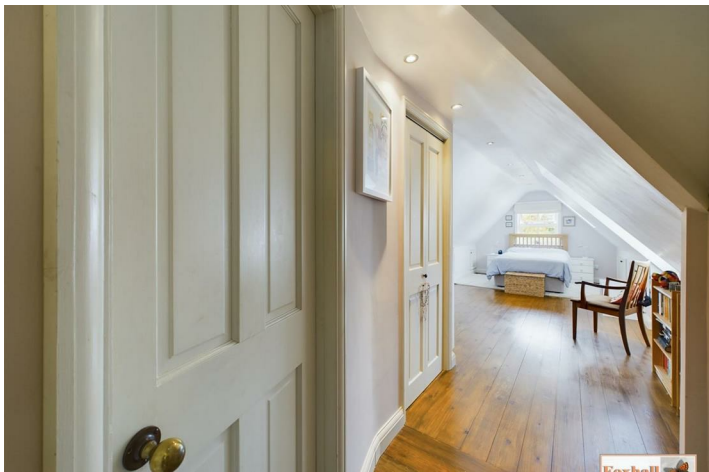
Double door coming into the garage, plenty of rafter space for storage because it is pitched, light and power, pedestrian door to side, internal boarding.

Agents Note

Tenure Freehold

Council Tax Band D









Road Map



Hybrid Map



Terrain Map



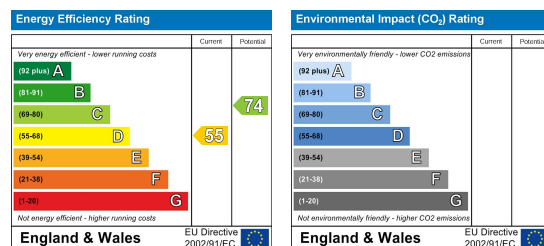
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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