



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## 16 Fullers Field Swan Lane

Westerfield, Ipswich, IP6 9AX

**Guide price £775,000**



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## Description

Situated on a new development in the popular village of Westerfield is this attractive four bedroom home with ample parking and beautiful landscaped gardens. This home was constructed by Harrison & Wildon Ltd to an exceptional high standard and benefits from 4 years remaining on the new homes warranty. The property has been built with a contemporary finish whilst enjoying some character features including the exposed beams and wood cladding. As you enter the home you are welcomed into a light and airy reception hall with tiled flooring and oak stair flight to the first floor. Double doors lead into the stunning Kitchen/Dining room with an impressive vaulted ceiling, cosy pellet burner and bi-folds leading to the garden. A utility room provides extra storage and access to the external side and garage. The generous sized sitting room also has Bi-folding doors to the garden and an electric wall mounted fire. There are two double bedrooms on this floor, one with an ensuite and a separate cloakroom. Upstairs is the family bathroom, master with ensuite and second double bedroom.

## Location

Westerfield lies approximately two miles from Ipswich and six miles from Woodbridge. The village has two popular public houses, The Swan and The Railway, ample countryside walks, riding facilities and an 18-hole golf course at Fynn Valley. The neighbouring village of Witnesham has a primary school whilst secondary schools can be found in Claydon, Debenham and Framlingham.

## Reception Hall

19'03 x 8'01 plus 13'01 x 4'01 (5.87m x 2.46m plus 3.99m x 1.24m)

Oak doors leading to all principle rooms, tiled flooring, oak staircase to the first floor, cloak cupboard and underfloor heating.

## Kitchen/Dining

20' x 19'03 (6.10m x 5.87m)

Stylish gloss units with Quartz worktops above, central island with wine cooler, twin integrated Neff ovens, integrated Neff induction hob with extractor above, integrated tall larder fridge, integrated dishwasher and water softener. Artel pellet burner, underfloor heating and Bi-folds leading to the garden.

## Sitting room

19'03 x 16' (5.87m x 4.88m)

Bi-fold doors to rear, underfloor heating and wall mounted electric fire.

## Utility

8'05 x 5'06 (2.57m x 1.68m)

Pantry cupboard, plumbing for washing machine, tumble dryer and space for a fridge/freezer. Underfloor heating, side access and internal access to the garage.

## Cloakroom

6'07 x 3'03 (2.01m x 0.99m)

Low level wc, gloss vanity sink unit, chrome heated towel rail and underfloor heating.

## Bedroom four/Study

12'06 x 8'06 (3.81m x 2.59m)

Double glazed window to the front, under floor heating.

## Bedroom three

12'06 x 10'03 (3.81m x 3.12m)

Double glazed window to the front, ceiling fan and under floor heating.

## Ensuite

7'10 x 5'08 (2.39m x 1.73m)

Floor to ceiling tiles with underfloor heating, chrome heated towel rail, shower cubicle, low level wc and gloss vanity sink unit.

## Landing

16'06 x 4'04 (5.03m x 1.32m)

Oak flooring, airing cupboard, additional walk in airing cupboard/storage and boiler cupboard with tank.

## Bedroom Two

15'09 x 10'06 (4.80m x 3.20m )

Double glazed window to front, fitted wardrobes and radiator.

## Bedroom one

14'06 x 13'06 (4.42m x 4.11m)

Ample fitted wardrobes with space for a dressing table, feature window overlooking rear garden and radiator.

### Ensuite

10'08 x 5'08 (3.25m x 1.73m)

Floor to ceiling tiles, shower cubicle, vanity unit, wc and chrome heated towel rail.

### Bathroom

10'08 x 6'04 (3.25m x 1.93m)

Floor to ceiling tiles, shower cubicle, roll top bath, vanity unit, wc, chrome heated towel rail.

### Garage

11'03 x 8'06 (3.43m x 2.59m)

Double opening doors, power and lighting.

### Outside and gardens

The drive provides off road parking for many vehicles, there is access to the garage and side gates either side leading to the rear. The back garden has been beautifully landscaped and tastefully thought out. The kitchen Bi-folds open out onto a large patio area creating an ideal space for entertaining. The majority of the garden is laid to lawn with a variety of raised flower beds and borders. Situated in the corner of the garden is a summer house with a decking area and pergola above. There is a shed and greenhouse tucked behind the summer house with an additional shed to the right of the patio. Adjacent to the summer house is a peaceful water feature set within a raised bed with slate chippings and shrubs.

### Services

We understand mains drainage, electric and water are connected at the property. Heating via Air Source Heat pumps

Tenure -Freehold

EPC - rating B

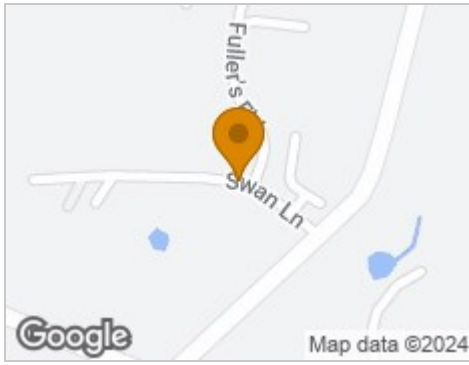
Council tax band - G

### Directions

Leaving Ipswich proceed in a northerly direction along Westerfield Road. At the roundabout continue onto Westerfield village. Just after the crossroads and just before the Swan Public House, turn left into Swan Lane. Take the first right into Fullers Field and continue along, where the development will be found directly ahead. As you enter the new development bear right and the property will be found on the right hand side.



## Road Map



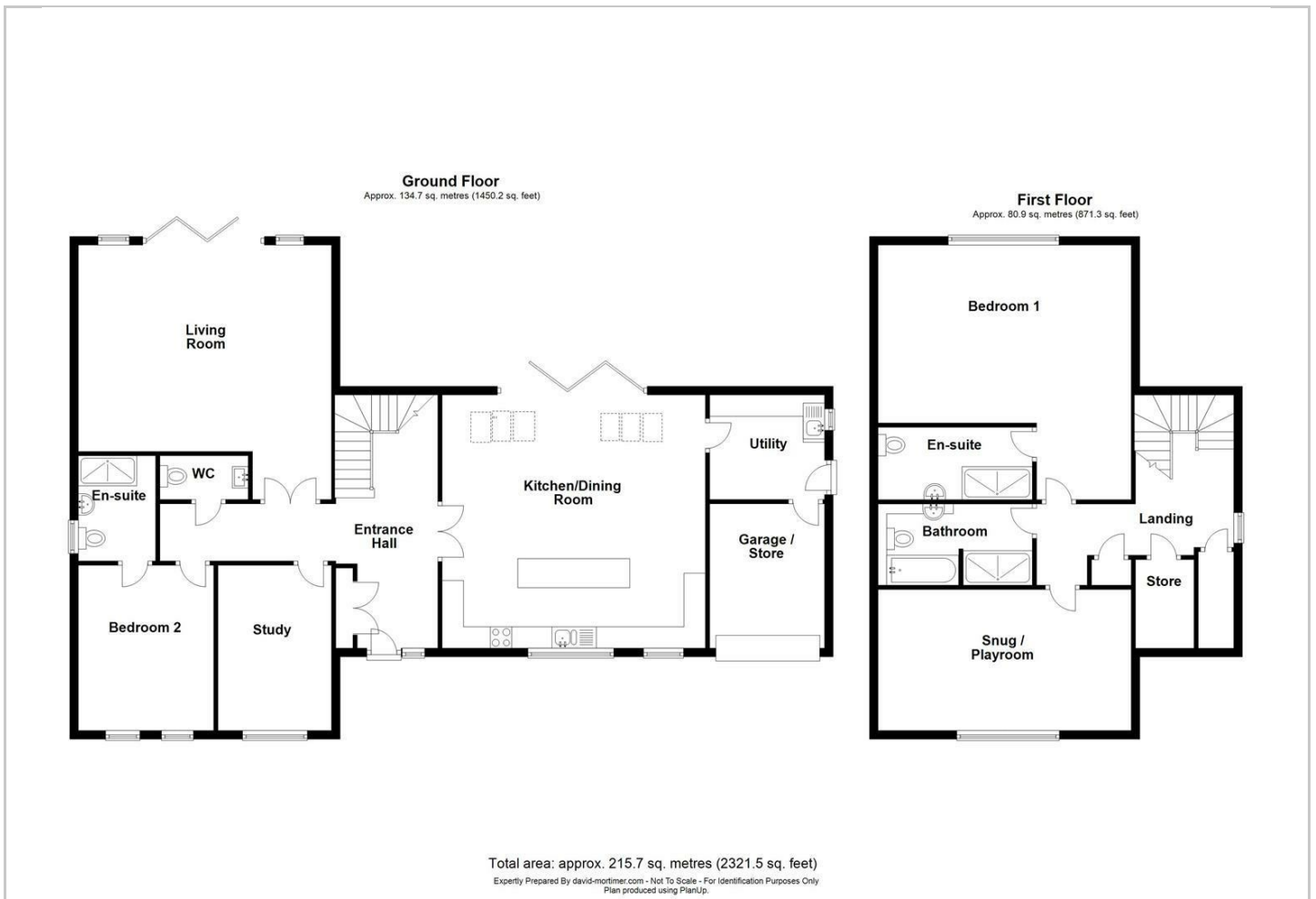
## Hybrid Map



## Terrain Map



## Floor Plan

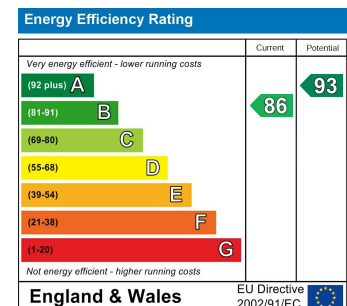


## Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL

Tel: 01394 446483

Email: cwp@charleswrightproperties.co.uk