



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



Acorns, Westerfield Road,  
Westerfield, Ipswich, IP6 9AJ

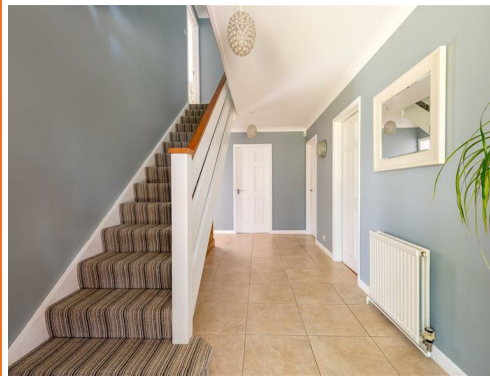
**Guide price £725,000**



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Westerfield, Ipswich, IP6 9AJ

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## Description

An attractive and spacious family home in a popular location to the north of Ipswich set in grounds of 0.4 of an acre. The property benefits from double glazing and oil fired central heating and a large rear garden that faces east with an attractive summer house.

## Location

Westerfield is a popular village to the north of Ipswich. 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. It also has its own railway station with connections to Ipswich (on the mainline to London), Felixstowe and the Woodbridge line up to Lowestoft. Westerfield lies approximately two miles from Ipswich and six miles from Woodbridge. There are an excellent choice of both state and private schooling close by with the highly regarded Northgate school and Ipswich School all easily accessible.

## Reception Hall

16'1 x 7'10 (4.90m x 2.39m)

Stairs to first floor, tiled floor and radiator.

## Cloakroom

9'4 x 7'4 (2.84m x 2.24m)

Tiled floor and partly tiled walls, low level wc, pedestal wash basin and radiator.

## Sitting Room

25'11" x 14'0" (7.92m x 4.27m)

Double glazed window to front, bifold doors to rear garden. Feature fireplace with oak bressumer and log stove on a slate hearth, two radiators.

## Dining Room

13 x 12 (3.96m x 3.66m)

Double glazed window to front and radiator.

## Snug

13'8 x 12'10 (4.17m x 3.91m)

Bifold doors to rear garden and radiator. Door to

## Kitchen/breakfast Room

17'6 x 11'10 (5.33m x 3.61m)

Double glazed window to rear and half glazed door to rear garden. Wood fronted units incorporating stainless steel sink unit and single drainer with cupboards under, adjacent work surfaces with cupboards and drawers under and plumbing for dishwasher. Further work surfaces with cupboard and drawers under with electric hob built in double oven and extractor fan. Range of eye level units, door to garage and radiator.

## Landing

16'1 x 7'11 (4.90m x 2.41m)

Double glazed window to front, access to loft and built in airing cupboard

## Bedroom One

14 x 13'8 (4.27m x 4.17m)

Double glazed window to rear with fitted wardrobes to one wall and radiator.

## En-suite

9'4 x 4'1 (2.84m x 1.24m)

Double glazed window to rear, fully tiled shower cubicle, pedestal wash basin and low level wc. Heated towel rail.

### Bedroom Two

13'8 x 9'6 (4.17m x 2.90m)

Double glazed window to rear, with built in wardrobe and radiator.

### Bedroom Three

13 x 9'9 (3.96m x 2.97m)

Double glazed window to front with built in wardrobe and radiator.

### Bedroom Four

14 x 9'9 (4.27m x 2.97m)

Double glazed window to front, with built in wardrobe and radiator.

### Bathroom

9'4 x 6'9

Double glazed window to rear, panelled bath with shower attachment, fully tiled shower cubicle, low level wc. pedestal wash basin, heated towel rail and tiled walls.

### Outside and Gardens

The property is recessed from the road with plenty of parking in front of the house and garage. The garage 18'10 x 17'6 has an up and over door, with

power and light connected and loft space above. There is a sink unit and single drainer with cupboard under and plumbing for washing machine, water softener and an oil fired boiler. There is a lawned garden to the front with some established trees and shrubs.

The rear garden is in two sections, with the formal garden having a terrace to immediate rear, leading onto a lawned garden with herbaceous borders and an established trees. A bridge to further informal garden with variety of trees interspersed. In all gardens extend to approx 0.4 of an acre.

### Services

Mains water, electricity and drainage are connected to the property.

Tenure: Freehold

Council Tax: Band G

EPC: Band



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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