



Charles Wright

PROPERTIES

Selling Properties the Wright Way



22 Fullers Field Swan Lane

Westerfield, Ipswich, IP6 9AX

Guide price £780,000



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Description

Situated on a this desirable new development in the popular village of Westerfield is this attractive four bedroom home with ample parking. This home was constructed by Harrison & Wildon Ltd to an exceptional high standard and benefits from a ten year new homes warranty, under floor heating to the ground floor and double glazing. 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 and bi-folds doors 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. There are two double bedrooms on this floor, one with an ensuite and a separate cloakroom. Upstairs there is the principle bedroom and guest bedroom, both with a walk in wardrobe and ensuite.

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

20'2 x 5'11 widening to 7'10 (6.15m x 1.80m widening to 2.39m)

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

Kitchen/family room

20'5 x 19'3 (6.22m x 5.87m)

A stunning room with vaulted timbered ceiling and bifold doors to the rear garden and further door to the garage/utility. Fitted in shaker style units with a granite work top with double bowl sink unit and cupboards and drawers under and integrated Neff dishwasher, built in electric hob and extractor above. Wall cupboard with double Neff oven. Island unit with cupboards under and wine cooler. Tiled floor with under floor heating.

Sitting room

19'3 x 16'3 (5.87m x 4.95m)

Bi-fold doors to rear, oak floor and underfloor heating.

Garage/Utility

20'3 x 8'6 (6.17m x 2.59m)

Fitted granite work top with sink unit and single drainer and cupboards under, adjacent work top with plumbing for washing machine, tumble dryer. side access and high ceiling.

Cloakroom

6'7 x 2'9 (2.01m x 0.84m)

Low level wc, vanity sink unit, tiled floor and underfloor heating.

Bedroom three

12'9 x 10'5 (3.89m x 3.18m)

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

Ensuite

7'2 x 4'8 (2.18m x 1.42m)

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

Bedroom four/Study

12'9 x 8'3 (3.89m x 2.51m)

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

Tel: 01394 446483

Landing

Oak hand rail and glass balustrade and further window overlooking the kitchen/family room and oak floor.

Study Area

10'11 x 7'10 (3.33m x 2.39m)

Oak floor and radiator.

Bedroom one

14'6 x 12'11 (4.42m x 3.94m)

Picture window overlooking rear garden and radiator.

Walk in Wardrobe

12'11 x 4'3 (3.94m x 1.30m)

with shelving and hanging rail.

Ensuite

11'10 x 5'5 (3.61m x 1.65m)

Floor to ceiling tiles, shower cubicle, his and hers vanity units with drawers under with mood lighting mirror above, wc and chrome heated towel rail.

Bedroom Two

14'11 x 11'7 (4.55m x 3.53m)

Double glazed window to front, access to loft and radiator.

Walk in wardrobe

7'2 x 3'11 (2.18m x 1.19m)

with hanging rail and shelving.

Ensuite bathroom

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

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

Outside and gardens

The drive provides off road parking for many vehicles, there is access to the garage and side gates leading to the rear. The back garden has been laid to lawn with young trees along the rear boundary. To the immediate rear is a good sized patio.

Services

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

Tenure -Freehold

EPC - anticipated B

Council tax band - G

Council: East Suffolk

Service Charge: There will be a service charge of £200 per annum for the up keep of the road commencing when the road is complete.



Road Map



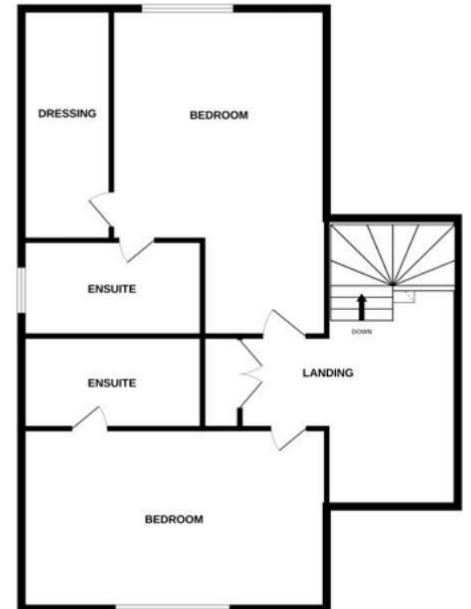
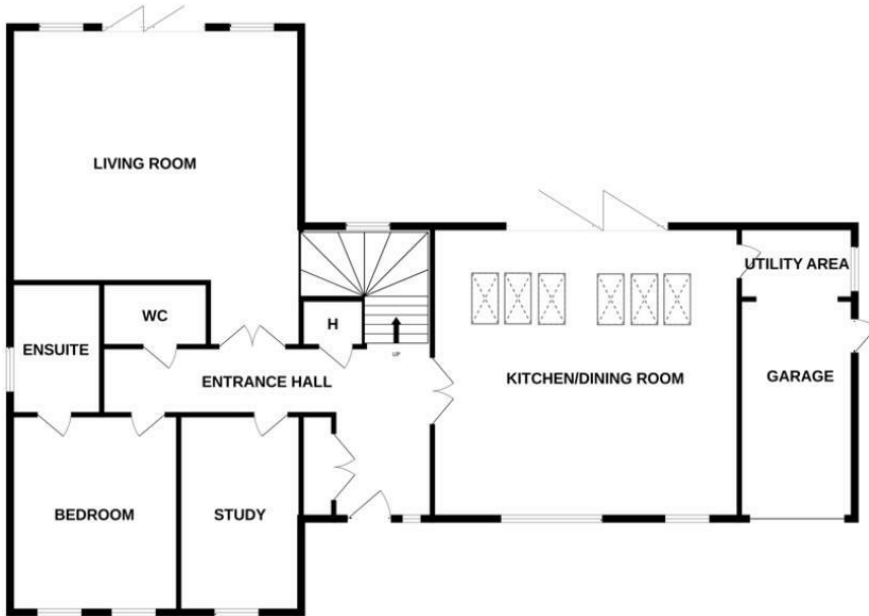
Hybrid Map



Terrain Map



Floor Plan

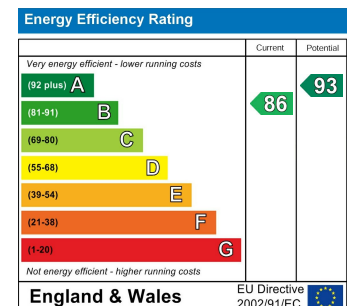


Viewing

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