



Elm Cottage, Westerfield Road, Westerfield, Ipswich, IP6 9AJ

welcome to

Elm Cottage, Westerfield Road, Westerfield, Ipswich

Beautiful, character filled semi-detached cottage boasting two double bedrooms, a country kitchen, a conservatory, a newly fitted bathroom, a stunning garden with field views, a car port and ample off street parking.



Entrance Porch

4' 4" x 4' 2" (1.32m x 1.27m)

Wood effect flooring, front door, coat hooks and a door leading to the cloakroom.

Cloakroom

5' 1" max x 3' 7" (1.55m max x 1.09m)

Wood effect flooring, one radiator, a part tiled part wall papered wall, low level WC, wash hand basin with storage under and a double glazed window to the front.

Lounge

16' 5" x 17' 9" (5.00m x 5.41m)

Charming lounge with wooden flooring, an understairs storage cupboard, two radiators, French doors leading to the garden, double glazed windows to the front, a brick fireplace with fitted wood burner, a wall papered wall and a door leading to the entrance porch.

Kitchen

18' 2" x 11' 2" (5.54m x 3.40m)

Beautiful character filled kitchen with a range of eye and base level units in cream with black marble effect worktop surfaces, tiled flooring, a one and a half bowl sink plus drainer and chrome mixer tap, a double glazed window to the rear, underfloor heating, space for an oven, washing machine and an American fridge/freezer, an integrated induction hob and extractor hood, a wine rack, a brick fireplace, spot lights, tiled splashback, a central chef island and doors leading to the lounge and conservatory.

Conservatory

11' 2" x 10' 9" (3.40m x 3.28m)

Double glazed windows to the rear and sides with fitted roller blinds, a pitched roof, tiled flooring, French doors leading to the garden, space for a table and chairs and one radiator.

First Floor Landing

9' 4" x 3' 9" (2.84m x 1.14m)

Double glazed window to the front and carpet flooring.

Bathroom

8' 6" max x 9' 2" (2.59m max x 2.79m)

Stunning, newly fitted bathroom with part tiled walls in white, a bath with waterfall overhead power shower, glass enclosure and grey marble tiled splashback, airing cupboard with shelving, double glazed window to the rear, loft hatch, spot lights, a black chrome heated towel rail, a standalone sink with black chrome mixer tap and low level WC with chain flush.

Loft

Fully boarded with ample storage space.

Master Bedroom

12' x 15' 3" (3.66m x 4.65m)

Large, light filled room with a double glazed window to the front, a further Velux window to the side with field views, storage in the eaves, wooden flooring, one radiator, a built in wardrobe, spot lights, an exposed beam, a wall papered wall and an original feature fireplace.

Bedroom Two

8' 5" x 10' 9" (2.57m x 3.28m)

Double glazed window to the back, one radiator, wooden flooring, a built in wardrobe and an original feature fireplace.

Outside:

Electric double gates with remote control to entry, a shingle driveway with parking for 4 vehicles, a covered car port with parking for 2 vehicles, partial fenced border, partial hedged border and a gate leading to the garden.

Car Port

14' 1" x 17' 4" (4.29m x 5.28m)

Wooden covered car port with power, a pitched roof with storage space and space for 2 vehicles.

Garden

Shingle pathway leading through the stunning, mature garden with beautiful field views, vegetable patches, multiple mature shrubs, hedging, a large lawned area, new fenced border, which has extended the boundary of the property (permission received), a wooden potting shed, planters, a paved seating area, a wooden archway, a gate, a paved pathway leading to the front door and a converted cladded outbuilding, a covered seating area and electric security lighting throughout the garden.

Office/Studio

18' x 7' 3" (5.49m x 2.21m)

Black cladded exterior, three double glazed windows to the front, a further double glazed window to the rear with field views, patio doors to entry, wood effect flooring, an electric radiator, power and light. This outbuilding has been extended and is currently used as a gym and study.

Covered Seating Area

11' 5" x 8' (3.48m x 2.44m)

Wood structure with a perspex roof and a relaxing seating area.

Brick Outbuilding

7' 9" x 11' 3" (2.36m x 3.43m)

Wooden door to entry, brick flooring, power, light, ample storage space and space for a tumble dryer.



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welcome to

Elm Cottage, Westerfield Road, Westerfield, Ipswich

- Two double bedrooms
- Newly fitted bathroom
- Country kitchen
- Conservatory
- Four outbuildings

Tenure: Freehold EPC Rating: E

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
IPS119032 - 0006

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