



Atlantis, Lower Road, Westerfield, Ipswich, IP6 9AR

welcome to

Atlantis, Lower Road, Westerfield, Ipswich

This beautiful detached home has undergone a no-expense spared renovation boasting four large double bedrooms, ground floor study, a high spec kitchen with integrated appliances, a garden room, an impressive master suite, a South facing rear garden, a double garage and ample off street parking.



Entrance Porch

6' 3" x 3' 6" (1.91m x 1.07m)

Double glazed windows to the front and side, tiled flooring and a door leading to the hall.

Entrance Hall

20' 3" x 9' 6" max (6.17m x 2.90m max)

Open plan hall with Karndean wood effect flooring, an understairs storage cupboard with a bespoke fitted seating area, one radiator and doors leading to all reception rooms.

Study

10' 3" x 10' 3" (3.12m x 3.12m)

Double glazed window to the front and side, a grey vertical wall hung radiator, oak effect flooring and ample space to be used as a fifth bedroom. This room is currently used as a study.

Cloakroom

5' 9" x 2' 9" (1.75m x 0.84m)

Low level WC, a vanity sink with chrome mixer tap, one radiator, oak effect flooring, double glazed window to the side and a sliding door to entry.

Living Room

17' 5" x 16' 1" (5.31m x 4.90m)

Double glazed windows to the front and side, carpet flooring, wall hung lights, TV point, two radiators and bespoke cupboards and shelving. This is a great entertaining space with views across fields to the front.

Kitchen/Diner

33' x 16' 4" max (10.06m x 4.98m max)

Stunning, open plan room has been renovated by the current vendors with double glazed windows to the side and rear, a stable door leading to the garden, an open arch leading to the garden room, eye units in light grey and base level units in matte navy with quartz worktop surfaces, providing excellent preparation space, a stainless steel one and a half bowl sink plus drainer with chrome mixer tap, a range of integrated appliances including two full height fridges and freezers, a dishwasher, a washing

machine, two full size ovens with induction hob and extractor hood and a wine cooler, a Herringbone white splashback throughout, a central island with seating either side, USB sockets, a wall papered wall to the rear, Karndean wood effect flooring throughout, spot lights and two grey vertical wall hung radiators.

Garden Room

14' 6" x 11' 2" (4.42m x 3.40m)

Three Velux windows, further double glazed windows to the side and rear, French doors leading to the garden, making this a light and airy room, Karndean wood effect flooring, a grey vertical wall hung radiator and an opening leading to the kitchen/dining area.

First Floor Landing

Carpet flooring, loft hatch and an airing cupboard.

Master Bedroom

14' 7" x 14' 2" (4.45m x 4.32m)

Double glazed window to the front with field views, carpet flooring, one radiator, a double fitted sliding wardrobe and a wall papered wall.

Walk In Wardrobe

6' 8" x 4' (2.03m x 1.22m)

Carpet flooring and lights.

En Suite

6' 4" x 5' 9" (1.93m x 1.75m)

Low level WC, a suspended vanity sink, a double shower with glass enclosure and tiled splashback, Victorian style tiled flooring, chrome heated towel rail, extractor fan and spot lights.

Bedroom Two

16' 6" x 12' 7" (5.03m x 3.84m)

Double glazed window to the rear, carpet flooring, one radiator, a fitted double wardrobe and a wall papered wall.

Bedroom Three

11' 1" x 10' 7" max (3.38m x 3.23m max)

Double glazed window to the rear, carpet flooring and one radiator.

Bedroom Four

11' 7" x 10' 6" (3.53m x 3.20m)

Double glazed window to the front, carpet flooring and one radiator.

Bathroom

10' x 6' 7" (3.05m x 2.01m)

Stunning four piece bathroom, which has been renovated to a very high standard, with a walk in shower, handle less glass enclosure, a waterfall showerhead and further shower attachment, low level WC, a suspended vanity sink, a bath with chrome taps, chrome heated towel rail, extractor fan, spot lights, Herringbone hard tiled flooring and double glazed window to the rear.

Outside:

Double Garage

17' 2" x 16' 2" (5.23m x 4.93m)

Single glazed windows to the front and rear, an up and over door to entry, power, light and storage in the rafters. This is an open garage with no dividing wall.

Front Garden

A block paved driveway providing off street parking for multiple vehicles, a side access gate leading to the rear garden and lighting.

Rear Garden

Beautifully landscaped, fully South facing rear garden, which backs onto fields to the rear, a large Porcelain patio area directly off the house, an additional patio area with surround shingle, fully enclosed borders, field views, an outside tap and light, a side access, a large lawned area, a green house, hedging and raised flower beds.

Agents Note:

There are solar panels on the roof at the rear of the property, generating around £400 year FIT payment.



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Atlantis, Lower Road, Westerfield, Ipswich

- Four large double bedrooms & ground floor study
- High spec kitchen with integrated appliances
- Kitchen/diner & garden room
- Double garage & ample off street parking
- South facing rear garden & solar panels on the roof

Tenure: Freehold EPC Rating: D

£650,000



Please note the marker reflects the postcode not the actual property

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IPS119956 - 0004

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