



# Charles Wright

## PROPERTIES

Selling Properties the Wright Way



## Comberton Westerfield Road

Ipswich, IP6 9AQ

**Guide price £500,000**



# Comberton Westerfield Road

Ipswich, IP6 9AQ

**Guide price £500,000**



## Descriptions

Situated to the North of Ipswich lying within the popular Northgate catchment area is this Four bedroom detached home offered with no chain. The property was built by the owners in the 1960's and has been well looked after, now offering potential for a new owner to make their own stamp on the property. The plot is a approximately 1/3 of an acre with ample parking and a detached double garage. Inside the accommodation comprises of an entrance hall, sitting room, kitchen with separate dining room, a utility, cloakroom and a ground floor bedroom. Upstairs the landing gives access to the three bedrooms and family bathroom.

## 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.

## Entrance hall

**22'02 x 5'05 (6.76m x 1.65m)**

Double glazed door and window to front, two radiators, carpet flooring, doors to accommodation and stair flight to first floor.

## Cloakroom

**8'06 x 3'10 (2.59m x 1.17m)**

Double glazed window to rear, low level wc, wall mounted wash basin, radiator and parquet flooring.

## Sitting room

**20'05 x 17'01 (6.22m x 5.21m)**

Double glazed window to front and door to rear, fire place with inset log burner, carpet flooring and skirting radiators.

## Kitchen

**20'03x 10'06 (6.17mx 3.20m)**

Double glazed windows to side and rear, matching eye level and base wood units with worktops above, water softener, double Neff ovens, with ceramic hob and extractor hood, space for a dishwasher, a one and a half bowl sink plus drainer with waste disposal unit and chrome mixer tap, pantry cupboard and tile effect flooring.

## Utility room

**8'04 x 7'00 (2.54m x 2.13m)**

Double glazed window to rear and door to side, wood units with worktops above, tall laundry cupboard, plumbing for washing machine and tumble dryer and tile effect flooring.

## Dining room

**16'11 x 11'02 (5.16m x 3.40m)**

Double glazed window to side and sliding doors to rear, radiator, wood panelling and parquet flooring.

## Bedroom One

**17'03 x 9'04 (5.26m x 2.84m)**

Double glazed windows to front, two radiators, built in wardrobes, vanity with wash basin, shower and parquet flooring.

### First floor landing

Double glazed window to front, loft access, airing cupboard, doors to bedrooms and carpet flooring.

### Bedroom two

15'11 x 10'11 (4.85m x 3.33m)

Double glazed window to side and front, radiator, built in wardrobes with eave storage behind and carpet flooring.

### Bedroom three

10 x 7'11 (3.05m x 2.41m)

Double glazed window to side, eave storage, vanity unit with wash basin, radiator and carpet flooring.

### Bedroom four

7'11 x 7'11 (2.41m x 2.41m)

Double glazed window to front, eave storage, radiator and carpet flooring.

### Bathroom

8'04 x 5'06 (2.54m x 1.68m)

Double glazed window to rear, panelled bath, pedestal wash basin, low level wc, radiator and tile effect flooring.

### Outside and gardens

Comberton enjoys a beautiful, established plot of approximately 1/3 of an acre and is well set back from the road. The driveway is entered via a wooden gate with brick pillars leading onto a long sweeping shingle driveway, providing ample parking and access to the double garage. The front garden is well stocked with mature trees, shrub and flower beds with the remainder laid to lawn. There is also a small pond and side access both sides to the rear. The rear garden enjoys a south easterly aspect and is laid to lawn with flower beds, two sheds and a summer house all enclosed by hedging.

### Services

We understand the property is connected to mains electric, water and drainage. The property is heated via oil fired central heating.

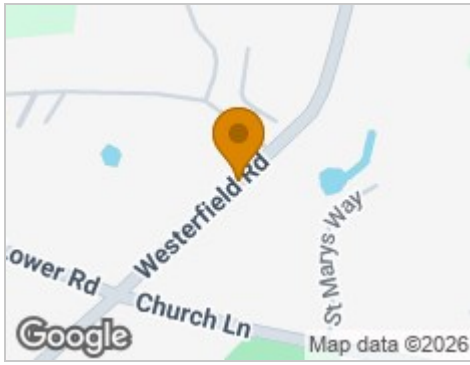
Tenure: Freehold

Epc rating: E

Council tax band - E



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

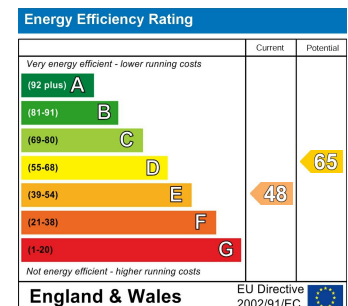


## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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

Tel: 01394 446483

Email: [cwp@charleswrightproperties.co.uk](mailto:cwp@charleswrightproperties.co.uk)