



THE  
**LARK**  
PARTNERSHIP



Westerfield | Suffolk

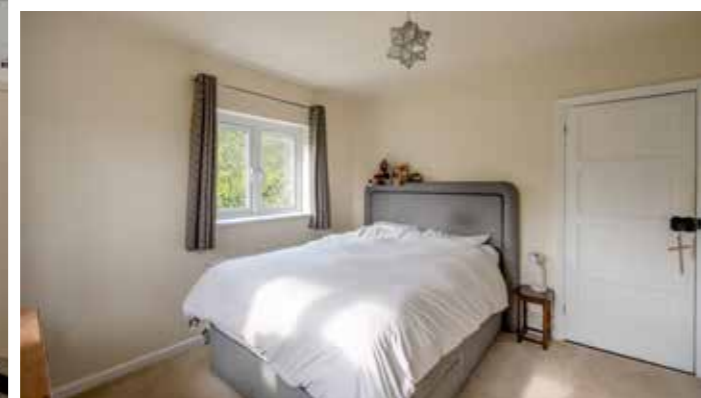
## *Countryside Living...*

Set within the charming village of Westerfield, this unique home offers a wonderful blend of character, space and countryside living, all within easy reach of the vibrant county town of Ipswich. Originally constructed in the 1920s and later thoughtfully combined from two cottages in the 1940s/50s, the property now provides a generous and versatile layout ideal for modern family life.

At the heart of the home is a welcoming sitting and dining room, where a multi-fuel burner creates a cosy focal point, perfect for relaxing evenings. Double doors open directly onto the garden, seamlessly connecting indoor and outdoor living, while a large picture window beautifully frames views of the garden beyond.

The well-appointed kitchen/breakfast room is fitted with quality KBB cabinetry and integrated NEFF appliances, offering both style and practicality for everyday living and entertaining.





## *Location...*

Occupying a generous plot of approximately 0.17 acres, the outside space is a true highlight. The beautifully maintained garden is both private and thoughtfully designed, with well-stocked borders, a productive vegetable plot and three wildlife ponds that attract an abundance of nature. For those with green fingers, the greenhouse and potting shed, both in excellent condition, offer the perfect opportunity to further enjoy the garden's potential. A driveway provides ample parking, complemented by an attached garage with power and lighting.

The lifestyle on offer in Westerfield is particularly appealing. Directly opposite the property, the station provides convenient links to Felixstowe, Lowestoft and Ipswich, with onward connections to London Liverpool Street in around 1 hour 30 minutes, ideal for commuters seeking a balance between rural living and city access.

The village itself enjoys a strong sense of community, centred around the historic St Mary Magdalene Church and an active village hall hosting a variety of clubs and events. Two well-regarded pubs, The Railway and The Swan, are both within walking distance and offer excellent dining options. Nearby, Venue 16 set within 20 acres provides a stylish setting for dining and social occasions, while the surrounding countryside offers an abundance of scenic walks and cycle routes.

For leisure, Fynn Valley Golf Club is just a mile away, and the amenities of Ipswich, including shops, restaurants, and cultural attractions—are only a short drive, making this an ideal location for those seeking both tranquillity and convenience.



## *A Tranquil Escape...*

Upstairs, the property continues to impress with two comfortable double bedrooms, both benefiting from built-in storage, alongside a family bathroom and additional cloakroom. The loft space is easily accessible via a fitted ladder and provides excellent additional storage.



## Key Information:

### LOCAL SCHOOLS:

- Dale Hall Community Primary School- 0.84 miles away. Rated Good
- Northgate High School- 0.89 Miles away. Rated Good

### LOCAL AUTHORITY:

East Suffolk Council  
Council Tax Band D

### TENURE:

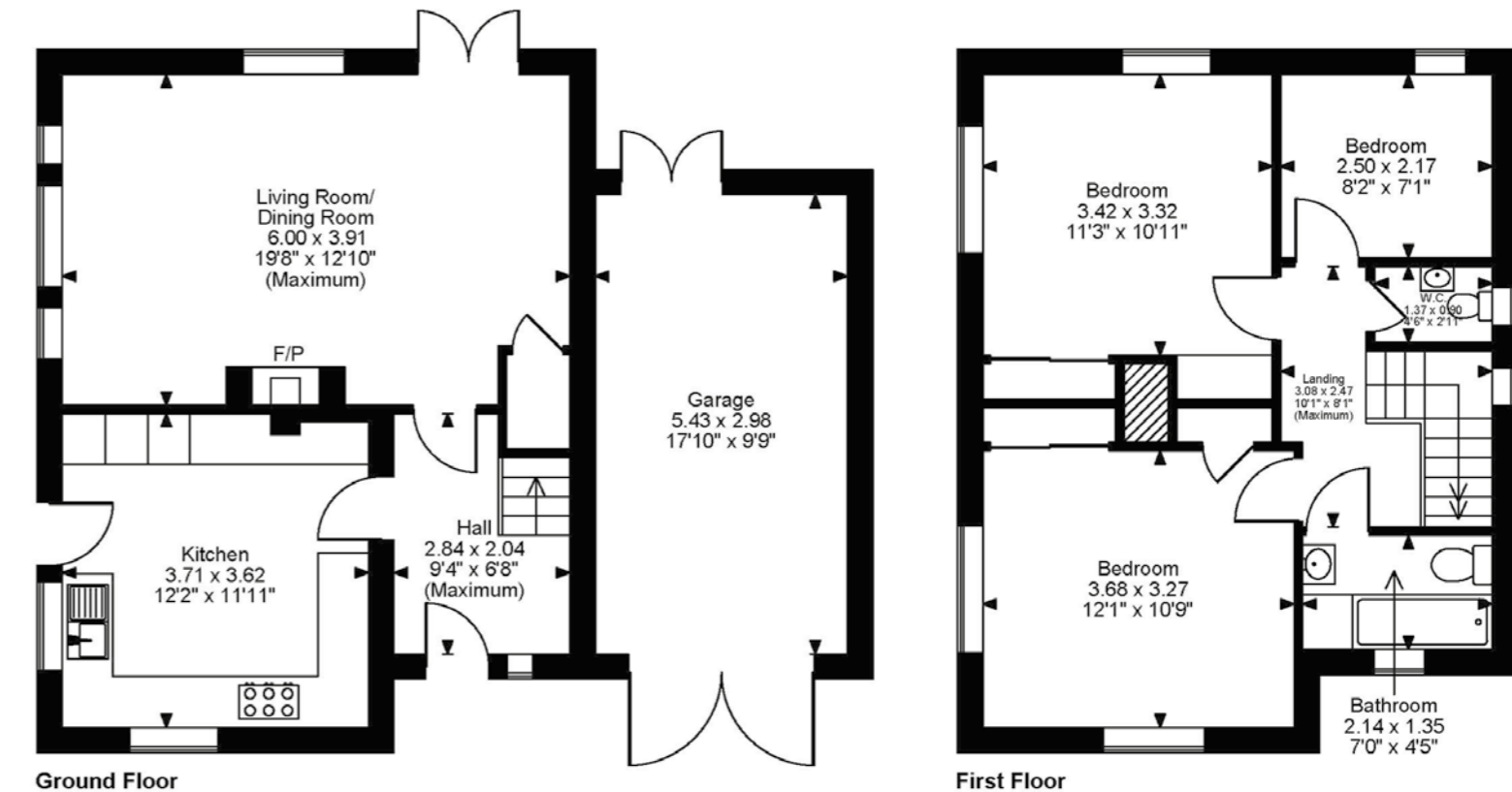
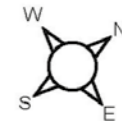
Freehold

### SERVICES:

Heating Type	Oil
Electricity	Mains
Water	Mains
Sewerage	Titan Treatment Plant
Internet Provider	BT 13.2 mbps download. 2.01 mbps upload



Approximate Gross Internal  
Area Main House = 946 Sq Ft/88  
Sq M Garage = 174 Sq Ft/16 Sq M  
Total = 1120 Sq Ft/104 Sq M



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