



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

welcome to

Ingleside, Lower Road, Westerfield, Ipswich

This well-presented, double plot detached bungalow has been extended to the rear, boasting three double bedrooms, a cloakroom, a seperate shower room, three reception rooms, a large kitchen, with an opening to the dining room, ample parking and a beautiful rear garden, with field views.



Entrance Hall

29' 3" x 5' (8.92m x 1.52m)

Long, sweeping entrance hall, leading to all bedrooms and receptions rooms, with carpet flooring, one radiator and loft hatch.

Cloakroom

5' 9" x 2' 5" (1.75m x 0.74m)

Low level WC, wash hand basin, carpet flooring and extractor fan.

Lounge

14' 1" x 11' 9" max (4.29m x 3.58m max)

Double glazed bay window to the front, carpet flooring, one radiator, TV point, a feature fireplace with glass fronted cabinets either side and a wall papered wall.

Dining Room

12' 6" x 12' 2" (3.81m x 3.71m)

Double glazed window to the side, carpet flooring, one radiator, a gas fire with fitted double cabinets either side, wall hung lights and an open archway to the kitchen, making this the perfect entertaining space.

Sun Room

10' 1" x 8' 7" (3.07m x 2.62m)

French doors to the garden, double glazed window to the rear, carpet flooring and one radiator.

Kitchen

19' x 11' 4" max (5.79m x 3.45m max)

Double glazed windows to the side and rear, tiled flooring, an open archway to the dining room, eye and base level units in a country style white with wood effect worktop surfaces, a one and a half bowl sink plus drainer and chrome mixer tap, tiled splashback, a Rayburn cooker/boiler, which controls and supplies the heating to the property (to stay), an integrated washing machine and dishwasher, space for a fridge/freezer, spot lights, extractor fan and one radiator.

Inner Hall

Carpet flooring and doors to the cloakroom, kitchen and sun room.

Master Bedroom

12' 5" x 12' max (3.78m x 3.66m max)

Double glazed bay window to the front, carpet flooring, one radiator and two double built in wardrobes.

Bedroom Two

12' 1" max x 9' 1" (3.68m max x 2.77m)

Double glazed window to the side, carpet flooring, one radiator and a double built in wardrobe.

Bedroom Three

9' x 8' 5" (2.74m x 2.57m)

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

Shower Room

8' 7" x 6' 1" (2.62m x 1.85m)

Low level WC, pedestal wash hand basin, a double shower with glass enclosure, partially tiled walls, tiled effect flooring, one radiator, spot lights and double glazed window to the side.

Outside:

Garage

16' x 8' 3" (4.88m x 2.51m)

An up and over door, power, light and an opening for a window to the rear, which is currently boarded up.

Front Garden

A block paved driveway to the front, a curved wall border, a raised lawned area with a pathway leading to the front door, a gate to the left side, hedging and two side access points to the rear garden.

Rear Garden

Sunny, double plot rear garden with a wildlife garden, field views, vegetable patches, two green houses, the LPG gas tank, an enclosed border and a shed to the left side. To the right side is a large patio seating area, accessed off the main bungalow, lawned areas with curved borders, flower beds and hedging, a pond to the rear, fully enclosed borders and fruit trees.



view this property online williamhbrown.co.uk/Property/IPS120001



welcome to

Ingleside Lower Road, Westerfield Ipswich

- Double plot with ample parking & a beautiful rear garden with field views
- No onward chain
- Three double bedrooms, cloakroom & seperate shower room
- Three reception rooms
- Large kitchen, with an opening to the dining room

Tenure: Freehold EPC Rating: F
Council Tax Band: D

guide price

£450,000 - £475,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120001



Property Ref:
IPS120001 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk