



Rowans Westerfield Lane, Tuddenham
Ipswich

Guide Price **£500,000**



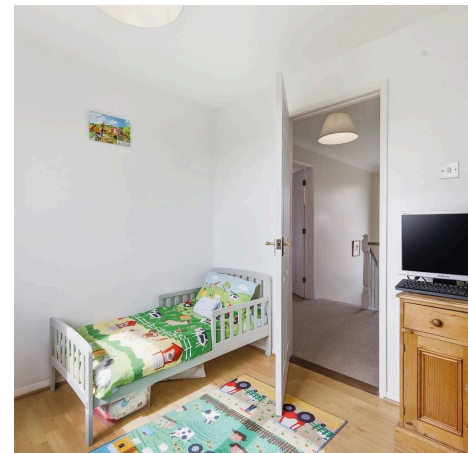
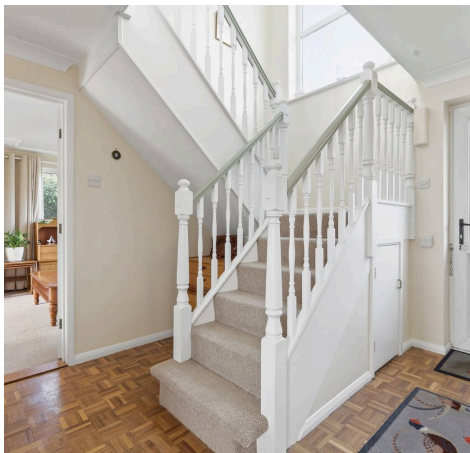
Rowans Westerfield Lane

Tuddenham, Ipswich

Potters Estate Agents are delighted to present to the market this spacious four bedroom detached home, set on a designated Quiet Lane within the sought-after village of Tuddenham. Positioned in the heart of the village, the property enjoys an elevated setting backing onto open fields, providing far-reaching countryside views. The accommodation is light and well-balanced throughout, with generous room proportions ideally suited to family living. Externally, the home benefits from a large front garden, a private south-east facing rear garden, a double garage with off-road parking for two vehicles, and offers scope for extension or further development, subject to the relevant planning permissions.

The accommodation begins with a welcoming entrance hall, with stairs rising to the first floor and useful under-stairs storage. A spacious ground floor cloakroom sits off the hallway, fitted with a WC and vanity wash basin.

The main living room is a standout feature, enjoying a triple aspect with windows to the front and side, alongside sliding doors opening onto the rear garden. A feature fireplace with open fire creates a natural focal point to the room.



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To the rear, a generous open-plan kitchen and dining room offers an excellent space for everyday living and entertaining. The kitchen is fitted with a range of modern wall and base units, complemented by granite work surfaces, inset sink, integrated oven and electric hob with extractor, metro tile splashbacks, and space for an American-style fridge freezer. French doors open directly onto the garden, with a further window overlooking the rear aspect.

A separate utility room provides additional storage and worktop space, with plumbing for a washing machine and dishwasher, and access to the side of the property.

To the first floor, a galleried landing with a large window to the front aspect leads to four well-proportioned bedrooms and the family bathroom.

The principal bedroom enjoys a dual aspect outlook. Two further double bedrooms are positioned to the front, while the fourth bedroom overlooks the rear garden and fields beyond and includes built-in storage.

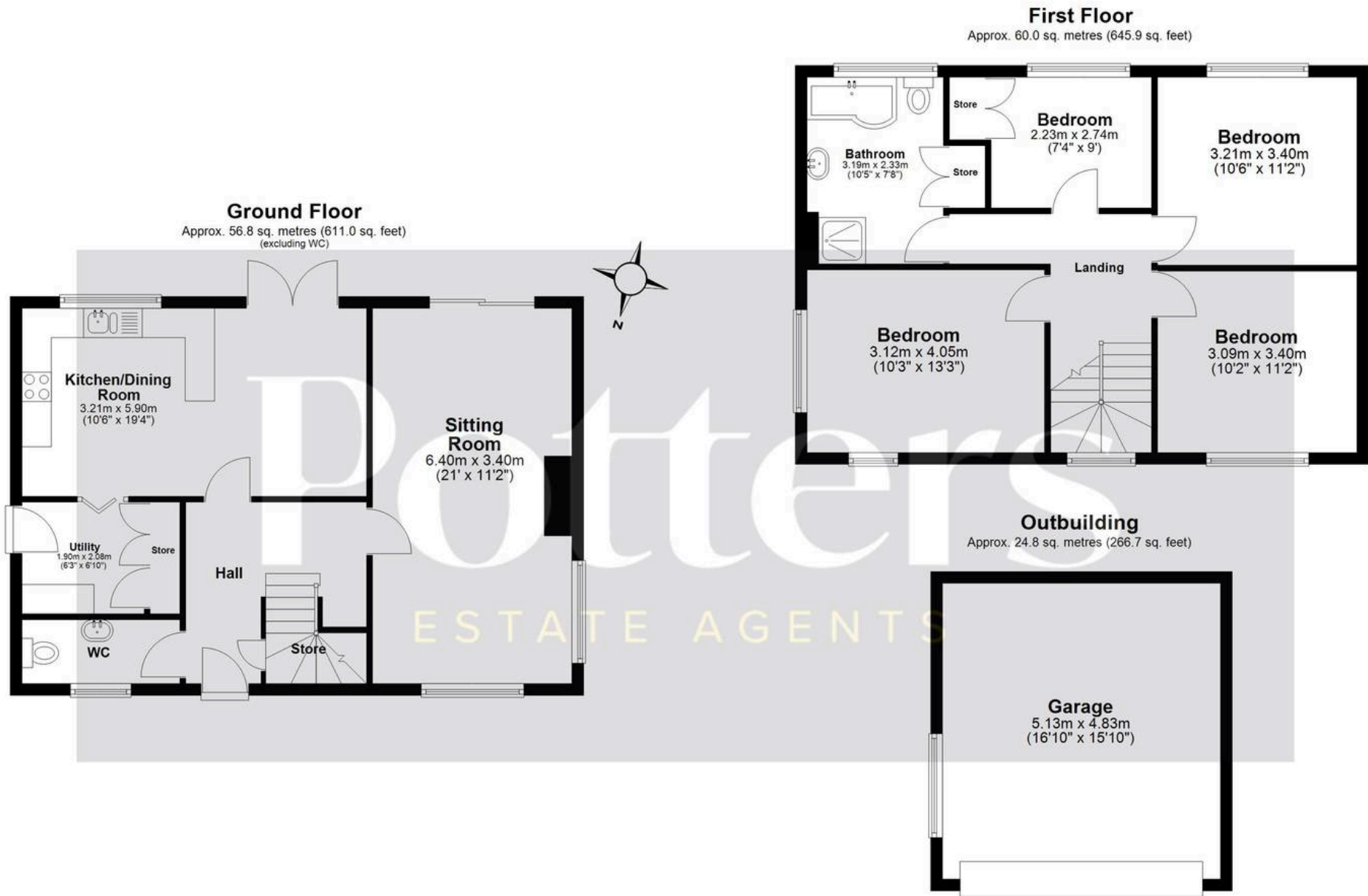
The family bathroom is fitted with a four-piece suite comprising a corner bath, separate shower cubicle, WC and vanity wash basin, alongside tiled walls and flooring.

Externally, the property is set back from the road with a landscaped front garden, mainly laid to lawn with mature planting. Steps lead down to the double garage, which benefits from power and an up and over door, with parking for two vehicles in front.

The rear garden is a particular feature, enjoying a south-east facing aspect. It is private and not overlooked, predominantly laid to lawn with established shrubs and flower beds. A large patio area provides an ideal space for outdoor dining, with an additional seating area to the rear. The garden also includes a timber shed, side access with further storage, and is enclosed by fencing and mature hedging.







Total area: approx. 141.5 sq. metres (1523.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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