

155 Westerfield Road

Ipswich | Suffolk | IP4 3AB

FINE & COUNTRY

A Suburban Gem



Occupying a generous plot on Ipswich's desirable Westerfield Road, this deceptively spacious three-bedroom detached bungalow has much more to discover beyond its traditional façade. Sociable interiors, extensive gardens and a superb collection of outbuildings provide plenty of scope to accommodate family life, hobbies and entertaining. Its enviable position on the northern fringes of Ipswich brings the convenience of urban living within easy reach of the Suffolk countryside.

KEY FEATURES

- Deceptively spacious three bedroom detached bungalow
- Desirable north Ipswich residential location
- Approximately 1,460 sq ft of main house accommodation
- Impressive open-plan kitchen and dining room
- Generous sitting room with feature fireplace
- Three double bedrooms, including one with en suite
- Superb detached studio and entertainment room
- Extensive private rear garden with terrace area
- Garage, two workshops and generous off-road parking

Appearances can be deceptive and this delightful detached bungalow on one of Ipswich's desirable residential roads is a case in point. Behind its traditional frontage lies a surprisingly substantial home, where generous living spaces, three double bedrooms and an impressive collection of outbuildings provide considerably more room than first meets the eye. The versatile single-storey layout lends itself to a variety of lifestyles, with ample space to bring everyone together.

Set behind an expansive driveway, the property enjoys a particularly generous plot, with a private rear garden benefiting from established boundaries and open green space beyond. Its position on the northern side of town is another real draw, with everyday amenities close at hand and the Suffolk countryside beckoning just a short distance away. For those seeking the convenience of town living without sacrificing space or privacy, there is much to appreciate here.



KEY FEATURES

Step Inside

The accommodation extends to approximately 1,460 square feet, with a layout that lends itself beautifully to both family life and those seeking the convenience of single-storey living without compromising on space.

A side entrance opens into the hallway, with the bedrooms arranged towards the front of the property and the principal living accommodation unfolding further within. Contemporary décor, attractive wooden internal doors and a considered choice of flooring create stylish continuity throughout.

The sitting room is wonderfully proportioned, comfortably accommodating a substantial corner sofa with room to spare. Wood-effect flooring introduces warmth, while a feature wall provides a backdrop to the contemporary fireplace. Opening directly into the kitchen/dining room, the two spaces flow together beautifully, creating a particularly sociable arrangement for everyday living and special occasions.

Extending to almost 25 feet in length, the kitchen is quite a treat for keen cooks. An extensive arrangement of Shaker-style cabinetry in soft, muted tones is complemented by contrasting worktops, while a central island provides additional preparation space and storage.









KEY FEATURES

A large range cooker sits neatly within a recessed, mosaic-tiled alcove, alongside provision for an American-style fridge-freezer. A peninsula subtly defines the kitchen and dining areas, providing additional worktop space and storage while maintaining the sociable feel of the room. Recessed ceiling lights and a trio of pastel-coloured pendants add interest at different levels.

There's certainly no danger of having too many cooks in this kitchen. Its generous proportions allow several people to work without getting in one another's way, with enough room for a large dining table where everyone can come together afterwards. Bi-fold doors lead to the garden terrace, providing the perfect setting for summer barbecues and impromptu outdoor lunches.

Practicality has been well considered, with a utility room keeping chores away from the main living spaces. A separate boot room with an external door provides the perfect spot to kick off muddy boots after a morning in the garden or a walk with the dog.

And So to Bed

The three bedrooms are comfortable doubles, neatly arranged away from the home's main social spaces. Two overlook the front of the property, where broad windows admit plenty of natural light. The principal bedroom benefits from fitted wardrobes, making excellent use of space, together with its own en suite shower room. Neutral tiling, contemporary sanitaryware and a generous glazed shower enclosure give the room a stylish, modern finish.



























KEY FEATURES

The two remaining double bedrooms provide comfortable accommodation, with the flexibility to adapt as needs change. Both have room for freestanding furniture, with space to incorporate a desk for studying or working from home if required.

Serving these bedrooms is a stylish family shower room, complete with a substantial shower enclosure, vanity storage and attractive stone-effect tiling. There is also an additional WC with external access - particularly handy during those warmer months when spending time outside.

Step Outside

It is only when you venture into the rear garden that the full extent of the property becomes apparent. The plot stretches back a considerable distance, providing room for entertaining, gardening, recreation and hobbies.

Directly accessible from the kitchen, the paved terrace provides space for outdoor seating and dining. It's easy to imagine gathering here on a warm afternoon, with lunch gradually turning into dinner as friends and family enjoy the privacy of the garden.

Alongside the terrace stands an impressive detached outbuilding, its projecting roofline creating a covered veranda with space for a hot tub and garden furniture - ideal for enjoying the garden even when the British weather has other ideas.





KEY FEATURES

Inside, the studio and entertainment room extends to more than 21 feet in length. Marble-effect floor tiles and recessed lighting lend the space a contemporary feel, while substantial bi-fold doors open onto the terrace, maintaining a connection with the main house.

Currently arranged as an informal social space with comfortable seating and a bar area, its potential extends well beyond entertaining. It could make a fabulous teenage den, a home gym, a creative studio or a dedicated workspace for anyone who prefers to keep business and home life separate.

A garage and workshop occupy either end of the building, with a further independent workshop positioned elsewhere in the garden. This impressive collection of outbuildings is a considerable bonus for hobbyists, keen DIY enthusiasts or those simply in need of additional storage.

Beyond the terrace lies a generous expanse of lawn, with a low picket fence separating a further area of garden ideally suited to growing produce. A greenhouse is already in place, providing a head start for anyone keen to cultivate their own fruit and vegetables. Established boundary planting contributes to the garden's sense of enclosure.

To the front, the extensive block-paved driveway provides parking for numerous vehicles, with gates securing the approach to the garage and rear garden.











KEY FEATURES

About The Area

The property enjoys a particularly appealing position on the northern side of Ipswich. It's an established residential address characterised by individual properties, with the convenience of town living and a distinctly greener landscape as you head towards neighbouring Westerfield.

One of the area's greatest assets is nearby Christchurch Park, with its sweeping lawns, mature trees, picturesque ponds and historic mansion. It's a lovely place for a morning walk, a picnic or simply a change of scenery.

Ipswich itself caters well for everyday needs, with supermarkets, independent shops, healthcare facilities, schools and leisure amenities all readily accessible. The town also has a number of well-regarded schools, including Ipswich School and St Joseph's College.

For an evening out, the waterfront is home to restaurants, cafés and bars overlooking the marina, while the town's theatres provide a varied programme of entertainment. Alternatively, head in the opposite direction towards Westerfield village, where The Swan is an inviting destination for a Sunday lunch or a drink with friends.





KEY FEATURES

How Far Is It To....

Ipswich town centre is approximately 1.7 miles away, while a journey of some 7.8 miles brings you to the attractive riverside market town of Woodbridge, with its independent shops, historic Tide Mill and lovely walks along the banks of the River Deben.

Westerfield railway station is conveniently close, providing local services into Ipswich and towards Felixstowe, while Ipswich's mainline station connects with London Liverpool Street in around an hour on the fastest services. The A12 and A14 provide wider road connections towards Colchester, Cambridge and beyond.

There's plenty to fill the weekends locally too, with the fascinating Anglo-Saxon history of Sutton Hoo and the picturesque villages and waterways of Constable Country within easy reach. For a day beside the sea, head to Felixstowe (12.9 miles), with its traditional seaside attractions, or venture a little further along the Suffolk coast to Aldeburgh (27 miles), renowned for its independent galleries, colourful seafront cottages and excellent fish and chips.





INFORMATION



What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... ///lease.donor.swaps

Services, District Council and Tenure

Mains electricity, water and drainage
Gas central heating
Mobile phone reception: please see www.ofcom.org.uk
Broadband: Fibre to the property
Ipswich Borough Council - Band E
Tenure: Freehold

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