



Tucksmead, 3 St. Marys Way, Westerfield, Ipswich, IP6 9BQ

Guide Price £565,000 Freehold



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Tucksmead, 3 St. Marys Way, Westerfield,

Ipswich, IP6 9BQ

SUMMARY

CHAIN FREE - An excellent opportunity to acquire this rarely available four bedroom detached home of good proportions with double garage, positioned on a generous plot within a highly desirable close off Church Lane in Westerfield village. Convenient to fine local pubs and restaurant's, brisk Suffolk countryside walks, Westerfield train station and lying betwixt Ipswich and Woodbridge town centres, the accommodation, which offers scope for improvement and extension (subject to required planning permissions) comprises; enclosed entrance lobby, entrance hall, fitted kitchen, separate utility room, spacious sitting room, box bay dining room and shower room on the ground floor, with landing, four bedrooms and family bathroom on the first floor. To the outside there is an established frontage with ample driveway parking and access to the double garage, whilst the easterly facing significant rear garden is mainly laid to mature lawn with entertainment patio and enjoys a tree lined outlook. Early viewing of Tucksmead to fully appreciate the location and opportunity on offer is highly recommended.

MAIN ENTRANCE TO:

ENCLOSED PORCH

Glazed full height casement to front, tiled floor, door to entrance hall.

ENTRANCE HALL

Radiator, built-in cupboard, open stairs rising to first floor.

KITCHEN

13' x 9' 10" approx. (3.96m x 3m) Double glazed window to rear, double glazed door to garden, radiator, a comprehensive range of natural wood base and eye level fitted cupboard and drawer units with corner pull out carousel, granite effect work surfaces, inset composite sink drainer unit with mixer tap, built-in double oven and grill, inset electric hob with extractor over, integrated fridge, integrated dish washer, tiled splash backs, door to utility room.

UTILITY ROOM

6' 1" x 6' approx. (1.85m x 1.83m) Window to front, radiator, floor standing oil fired boiler, base and eye level fitted cupboard units, granite effect work surface, stainless steel sink drainer unit, under counter space for washing machine, tiled splash backs.

SITTING ROOM

21' 6" x 12' 1" approx. (6.55m x 3.68m) Double glazed window to front, double glazed sliding patio style doors to rear garden, two radiators, revealed brick fireplace, double doors connecting to dining room.

DINING ROOM

14' x 8' 10" approx. (4.27m x 2.69m) Double glazed box bay window to rear, radiator, double doors connecting to sitting room.





SHOWER ROOM

Obscure window to front, radiator, shower cubicle with electric shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC, fully tiled walls.

STAIRS RISING TO FIRST FLOOR

LANDING

Loft access hatch with drop down ladder to part boarded loft space with light, doors to.

BEDROOM

9' 10" x 11' 1" approx. (3m x 3.38m) Double glazed window to rear, radiator.

BEDROOM

9' 10" x 12' approx. (3m x 3.66m) Double glazed window to rear, radiator, mounted hand-wash basin with cupboard under and tiled splash back, fitted wardrobes with overhead cupboards.

BEDROOM

9' 3" x 13' 1" approx. part restricted headroom. (2.82m x 3.99m) Double glazed dormer window to front, radiator.

BEDROOM

8' 10" x 9' 10" approx. part restricted headroom. (2.69m x 3m) Double glazed dormer window to front, radiator, sliding fronted fitted wardrobe.

FAMILY BATHROOM

Obscure double glazed window to rear, vertical radiator, built-in cupboard housing hot water tank, panelled bath, mounted hand-wash basin with mixer tap and cupboard under, low level WC, fully tiled walls, inset ceiling lights.

OUTSIDE

The driveway provides ample off-road parking and access to an attached double garage with up and over entry door, there is a mature side lawn stocked with various shrubs and gated side pedestrian access revealing a generous easterly facing garden with tree lined outlook, established lawn, spacious entertainment patio, raised beds stocked with shrubs, oil tank, personal door to garage and external tap.

DOUBLE GARAGE

19' 8" max. x 16' 9" approx. (5.99m x 5.11m) Up and over entry door, pitched roof, mains power and lighting.

EAST SUFFOLK COUNCIL

Tax band E - Approximately £2,779.33 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Rushmere Hall primary and Northgate High secondary.

DIRECTIONS

Leaving Ipswich town centre, head northerly along Westerfield Rd, at the Valley Rd intersecting roundabout take the second exit and continue along Westerfield Rd, turn right onto Church Ln, turn left onto St Marys Way, the destination will be on the right.

AGENTS NOTE

Please note that this property is being sold by the estate of the deceased. Probate has been submitted but is yet to be granted at the point of marketing, we are not anticipating any issues relating to the grant of probate. One of the beneficiaries is a charity and as such, there may be additional matters to be dealt with by the estate's solicitor during a sale.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>
Mobile Phone- To check mobile phone coverage in the area go to
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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Energy performance certificate (EPC)

3 St. Marys Way Westerfield IPSWICH IP6 9BQ	Energy rating E	Valid until:	28 September 2036
		Certificate number:	0213-1209-3706-9137-1200
Property type		Detached house	
Total floor area		121 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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