



Comberton, Westerfield Road, Westerfield, Ipswich, IP6 9AQ

welcome to

Comberton, Westerfield Road, Westerfield, Ipswich

This attractive, individually designed detached chalet bungalow is located on approximately 1/3 of an acre, with potential for extension (STPP) and benefits from four good-sized bedrooms, two large reception rooms, a double garage, a driveway and NO ONWARD CHAIN!

Entrance Hall

Spacious entrance hall with a window to front, internal glass window to the dining room, carpet, flooring, one radiator, wall hung lights and an exposed brick wall to the front.

Cloakroom

Double glazed window to the rear, low level WC, wash hand basin, Parquet flooring, one radiator and extractor fan.

Lounge

L shaped lounge with double glazed windows to the front and rear, a door to the garden, carpet flooring, one radiator and a feature brick wall with gas burner.

Dining Room

Double glazed windows to the side and rear, Parquet flooring, two radiators, wood panelled walls, wall hung lights, spotlights and internal glazed panels and door to the hall.

Kitchen

Double glazed windows to the side and rear, tiled effect flooring, one radiator, partially tiled walls, eye and base level units in wood with tiled work tops, a one and a half bowl sink plus drainer with waste disposal unit and chrome mixer tap. Integrated double oven with ceramic hob and extractor hood. Integrated fridge, dishwasher, floor mounted boiler, water softener fitted in the cupboard.

Utility

Double glazed windows to the rear and side, a door to the garden, tiled effect flooring, eye and base level units and wood with white worktop surfaces, a stainless-steel sink, one radiator and plumbing for washing machine.

Ground Floor Bedroom Two

Two double glazed windows to the front, Parquet flooring, two radiators, fitted wardrobes, a shower, wash hand basin and shaver point.

Landing

Wrap around landing with double glazed window to the front, carpet flooring, fuse board in the eaves, loft hatch and an airing cupboard.

Master Bedroom

Double glazed windows to the front and side, carpet flooring, one radiator, a built in wardrobe, a fitted wash hand basin and storage in the eaves.

Bedroom Three

Double glazed window to the side, carpet flooring, one radiator, a vanity sink, storage in the eaves and a built in wardrobe.

Bedroom Four

Double glazed window to the front, carpet flooring, storage in the eaves, one radiator and a fitted desk and shelving.

Bathroom

Double glazed window to the rear, tiled effect flooring, fully tiled walls, low level WC, pedestal wash hand basin, a bath with overhead shower and glass screen, extractor fan and shaver point.

Outside:

Double Garage

An up and over door, a door to the side, power light, storage in the rafters, an EV charger and a window to the side.

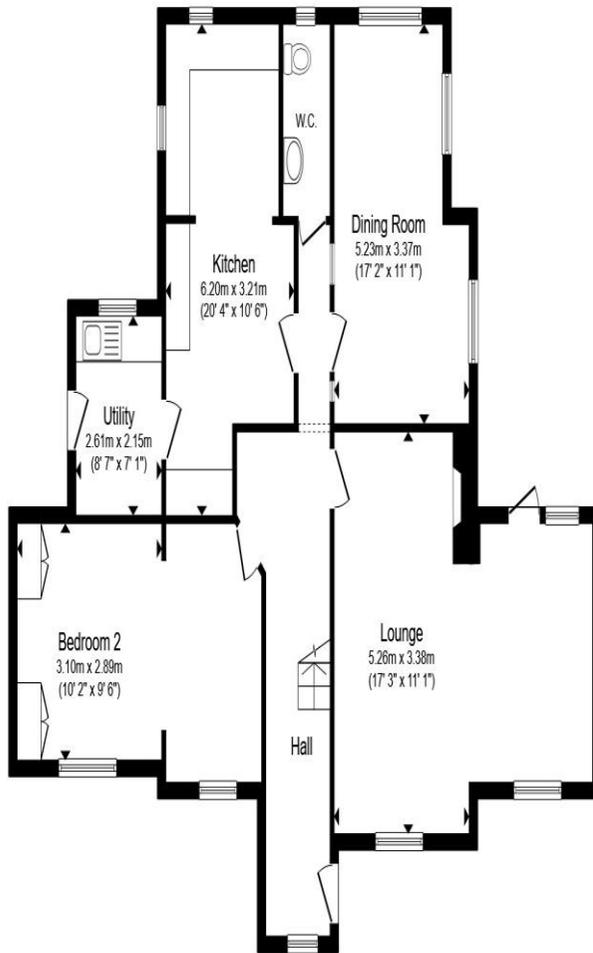
The Gardens

Comberton is set well back from the road on approximately a 1/3 of an acre. At the entrance is a wooden gate with a brick pillar either side, leading onto a long sweeping shingle driveway, providing ample parking and access to the double garage.

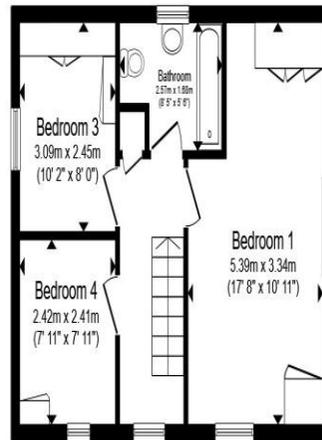
There is hedging and trees to the front providing excellent privacy. In addition there is a large, grassed area, a small pond and flower beds to the front.

There is side access to the Southeast facing rear garden on both sides of the property, a bin store area, shed, summer house, and patio seating area to the rear, overlooking a large pond.

To the rear is hedging and large grassed area, which wraps around the back with outside lights and taps. There is potential for extension to this property (STPP), perfect for a growing family.



Ground Floor



First Floor

Total floor area 147.1 m² (1,584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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**Comberton, Westerfield Road,
Westerfield, Ipswich**

- No onward chain
- 4 good-sized double bedrooms, including ground floor bedroom with shower
- Two large reception rooms
- Beautiful shingle driveway with hedges & double garage
- 1/3 of an acre plot

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£650,000



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Property Ref:
IPS121148 - 0003

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