



53 WESTERFIELD ROAD

Ipswich | Suffolk



Chapman Stickels

53 WESTERFIELD ROAD IPSWICH SUFFOLK IP4 2UU

Manningtree – 12 miles
Colchester – 18 miles
Bury St Edmunds – 28 miles

- Porch • Entrance hall • Drawing room • Study / snug •
- Cloakroom • Open plan kitchen / dining / living room •
- Utility • Five double bedrooms •
- Three bathrooms (1 Ensuite) • Parking •

The Property

Located in one of the towns much sought after roads on the edge of Christchurch Park, 53 Westerfield Road is a substantial mock Victorian three storey town house built approximately 12 years ago with an award winning design in an elevated position.

From the front porch, a spacious and welcoming entrance hall with solid wood flooring leads to a large drawing room with attractive Victorian style double glazed windows dressed with wooden shutters and a coal effect electric fire with stone surround. Adjacent to this, a 2nd reception room lending itself to being either a study/dining room or snug. Across the hall, a cloakroom and understairs storage cupboards can be found. To the rear of the house, a spectacular kitchen / dining / living area of generous proportion enjoys plenty of natural light and double doors to the fully enclosed rear garden. The well equipped kitchen offers granite surfaces with integrated Bosch and Neff appliances. Off this, a utility room with a further range of base and eye level units, plumbing for washing machine and gas boiler with side door and access to the single garage.

A SUBSTANTIAL VICTORIAN STYLE SEMI-DETACHED TOWN HOUSE CLOSE TO CHRISTCHURCH PARK



The first floor comprises a sizeable landing leading to three double bedrooms and a family bathroom with large free standing bathtub and separate shower. The master suite enjoys a large walk in wardrobe, fully tiled ensuite shower room with pleasant views over the rear garden.

The second floor offers a further two double bedrooms, with built in wardrobes, large Velux windows allowing plenty of natural light and a 'jack and jill' bathroom. From the landing area there are two good size storage cupboards, one of which houses the water tank.

Outside the property benefits from a generous brick paved driveway leading to a single garage. To the rear there lies a fully enclosed private garden.

Services

Mains Gas, water and electricity are connected.

Local Authority and Council Tax Band

Ipswich
Band F

EPC Rating

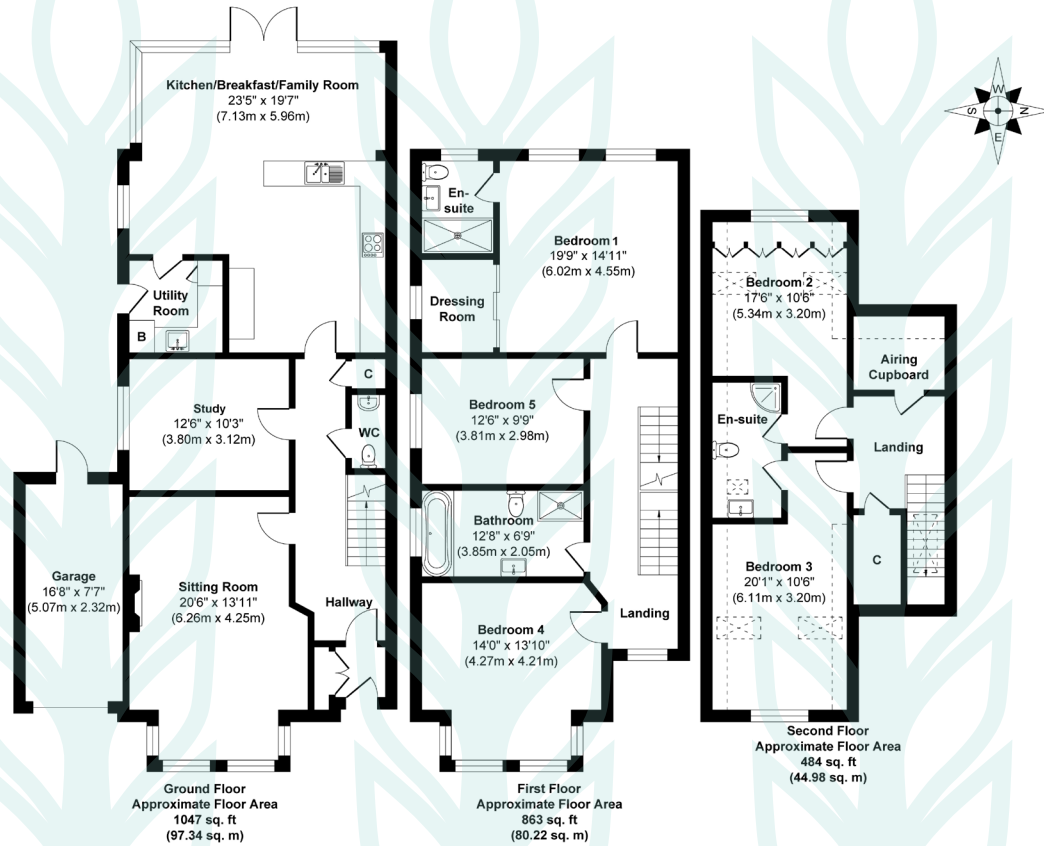
Current C(76). Potential B(82).

Agents note

The property is owned by a Chapman Stickels employee.



53 Westerfield Road, Ipswich, IP4 2UU



Approx. Gross Internal Floor Area 2394 sq. ft / 222.54 sq. m
Approx. Gross Internal Garage Area 129 sq. ft / 11.99 sq. m

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