



CharlesWright

PROPERTIES

Selling Properties the Wright Way



21 Fullers Field, Swan Lane

Westerfield, Ipswich, IP6 9AX

Guide price £1,000,000



21 Fullers Field, Swan Lane

Westerfield, Ipswich, IP6 9AX

Guide price £1,000,000



Description

A superbly built five bedroom house, finished to a high standard, utilising quality materials and fittings. This includes under floor heating to the lower and ground floor, custom oak tread spiral staircase with curved glass balustrade, hand built kitchen with Neff appliances, oak internal doors and part flooring. There is also a home entertainment system with ceiling speakers and mobile controlled tv and heating. All in tip top order.

There is also a cart lodge which has been converted into a two bedroomed self contained annexe with potential to become Airbnb business.

Location

The property is situated at the end of this small exclusive development with rear views over the undulating countryside. The village of Westerfield is situated just under 3 miles north to the centre of Ipswich, whilst 9 minutes by train to Ipswich mainline station, with a direct line to London's Liverpool Street. The village is well served by two catering pubs and a bowls club. Ipswich the County Town of Suffolk has a wide range of shopping and recreational facilities and some excellent schools for all age groups. The rejuvenated waterfront with its bars and restaurants over looking the marina.

Reception Hall

15'6 x 9'9 (4.72m x 2.97m)

Feature full height double glazed window to front with electric blind, spiral oak tread stairs with curved glass balustrade, tiled floor.

Cloakroom

Vanity unit with sink unit and cupboard under, low level wc and tiled floor.

Sitting Room

19'8 x 16'4 narrowing to 14 (5.99m x 4.98m narrowing to 4.27m)

Windows to side and Bifold doors to rear garden. Feature Media wall with space for TV and panoramic electric fire. Oak flooring and curved shelving.

Kitchen/dining/family Room

23'7 x 23'6 narrowing 19'6 (7.19m x 7.16m narrowing 5.94m)

Double glazed doors to rear terrace and three Velux windows to rear. Hand made units with a granite work top with sink unit and

Quooker tap, cupboard under, integrated Neff dishwasher, Wall cupboard with Neff double oven and warming draw. Island unit with five ring induction hob and extractor fan above. cupboards and wine cooler under and adjoining oak breakfast bar. Range of eye level units. Further unit with space for an American style fridge freezer. Open plan onto Living/dining area with a Pellet stove.

Utility Room

8'11 x 5'10 (2.72m x 1.78m)

Window to front and half glazed door to rear garden, granite worktop with inset sink unit, cupboards under, plumbing for washing machine and space for tumble dryer, tiled floor leading into a walk in Pantry.

Study

14'1 x 7'6 (4.29m x 2.29m)

Windows to front and side with oak floor and built in cupboards.

Study 2

9'8 x 8'4 (2.95m x 2.54m)

Window to side and oak floor.

Lower Ground Floor

Bedroom Five/Gym

22'11" x 20'8" I shaped max (6.99m x 6.30m I shaped max)

Window to side, tiled floor, water softener and fitted base cupboards.

Shower Room

Fully tiled shower cubicle, low level wc wash hand basin and tiled floor.

First Floor Landing

Oak floor, built in airing cupboard and radiator.

Bedroom One

15'5 x 14'1 (4.70m x 4.29m)

French doors onto a glazed balcony (11'9 x 4'5), vaulted ceiling, fitted wardrobes and further walk in wardrobe, with fitted hanging rails and shelving (8'10 x 4'5) two radiators.

En-suite Bathroom

12'3 x 7'1 (3.73m x 2.16m)

Window to side, claw foot bath with shower attachment, walk in

shower cubicle, His and Hers vanity unit. tiled walls and floor, heated chrome towel rail.

Bedroom Two

14'1" x 9'6" (4.29m x 2.90m)

Windows to front and side, built in wardrobes and radiator.

En-suite Shower Room

8'9" x 6'1" (2.67m x 1.85m)

Window to side, fully tiled shower cubicle, low level wc, vanity wash basin, heated chrome towel rail and tiled walls and floor.

Bedroom Three

12'10" x 11'9" (3.91m x 3.58m)

Windows to rear, radiator

En-suite Dressing Room

5'10" x 5'6" (1.78m x 1.68m)

Window to front, radiator.

Bedroom Four

9 x 6'11" (2.74m x 2.11m)

Window to rear and radiator.

Shower Room

5'10" x 5'9" (1.78m x 1.75m)

Fully tiled shower cubicle, low level wc and vanity unit sink unit, tiled walls and floor.

Outside and Gardens

To the front of the property is a brick paved area with parking for a number of vehicles. There is a self contained annex to the side of the property with an attached garage and cart lodge with parking in front. The rear garden has a patio to the immediate

rear of the property leading onto a lawn garden. There are raised flower and shrub beds to the rear and side of garden with a terrace with a covered seating area . To the side of the house is a workshop (32 x 10)

Annex Dining Area

9'10" x 9'2" (3 x 2.8)

Kitchen Area

18'0" x 8'10" (5.5 x 2.7)

Lounge

18'4" x 9'10" (5.6 x 3.0)

Bedroom One

13'9" x 9'10" (4.2 x 3.0)

Bedroom Two

13'9" x 8'10" (4.2 x 2.7)

Bathroom

Services

Mains drainage, electricity and water.

Tenure: Freehold

Council Tax: G, Annexe: A

EPC House: Band B, Annexe: Band D

Service Charge: There will be a service charge of £200 per annum for the up keep of the road commencing when the road is complete.



Road Map



Hybrid Map



Terrain Map



Floor Plan

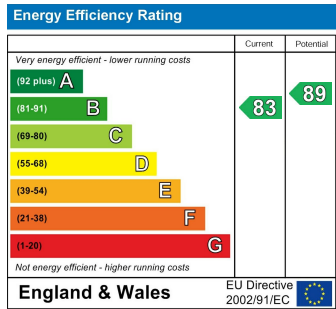


Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



2 QUAYPOINT, STATION ROAD, WOODBRIDGE, SUFFOLK IP12 4AL
Tel: 01394 446483
Email: cwp@charleswrightproperties.co.uk



Regulated by Property Redress Scheme

Company Number: 13289409