



THE
LARK
PARTNERSHIP



Westerfield | Ipswich | Suffolk

A Warm Welcome...

Built in 1982, this attractive detached chalet-style home has been exceptionally well maintained and thoughtfully enhanced by the current owners. Whilst the footprint has remained unchanged, the first floor has been intelligently reconfigured to create spacious and practical family accommodation. Double glazing has been updated throughout, with the first-floor windows replaced approximately five years ago and the remaining windows updated within the last decade, ensuring excellent energy efficiency and peace of mind.

Stepping inside, the welcoming entrance hall immediately sets the tone, featuring engineered oak flooring, a useful recessed area and a generous built-in cloak cupboard. The accommodation has been designed with flexibility in mind, making it equally suited to growing families or those seeking multi-generational living.

The heart of the home is undoubtedly the impressive kitchen/breakfast room, a bright and sociable space with extensive cream cabinetry, quality worktops and a central island incorporating the hob. A built-in Neff oven, integrated fridge and space for both a freestanding dishwasher and fridge/freezer ensure practicality, whilst the adjoining breakfast area enjoys direct access to the south-facing garden, making it perfect for everyday family life or entertaining guests.





Well Presented...

The sitting room offers an inviting place to relax, while the additional reception room, currently arranged as a formal dining room with stairs rising to the first floor, provides excellent versatility.

The ground floor also benefits from a spacious double bedroom with fitted wardrobes, which could equally serve as a second sitting room or snug if preferred. Completing the ground floor is a stylish family bathroom featuring a corner bath, separate double shower enclosure, wash hand basin, WC and heated towel rail.





Elegant Spaces...

Upstairs, the generous landing has been cleverly utilised as a home office and reading area, complete with fitted book shelving and a Velux roof window with blackout blind. Three further double bedrooms are found on this floor, two benefitting from fitted storage, together with a contemporary shower room comprising a double shower, wash hand basin, WC and heated towel rail. The loft is partially boarded and insulated, providing additional storage.



The garden has been thoughtfully designed for both relaxation and entertaining....



Location...

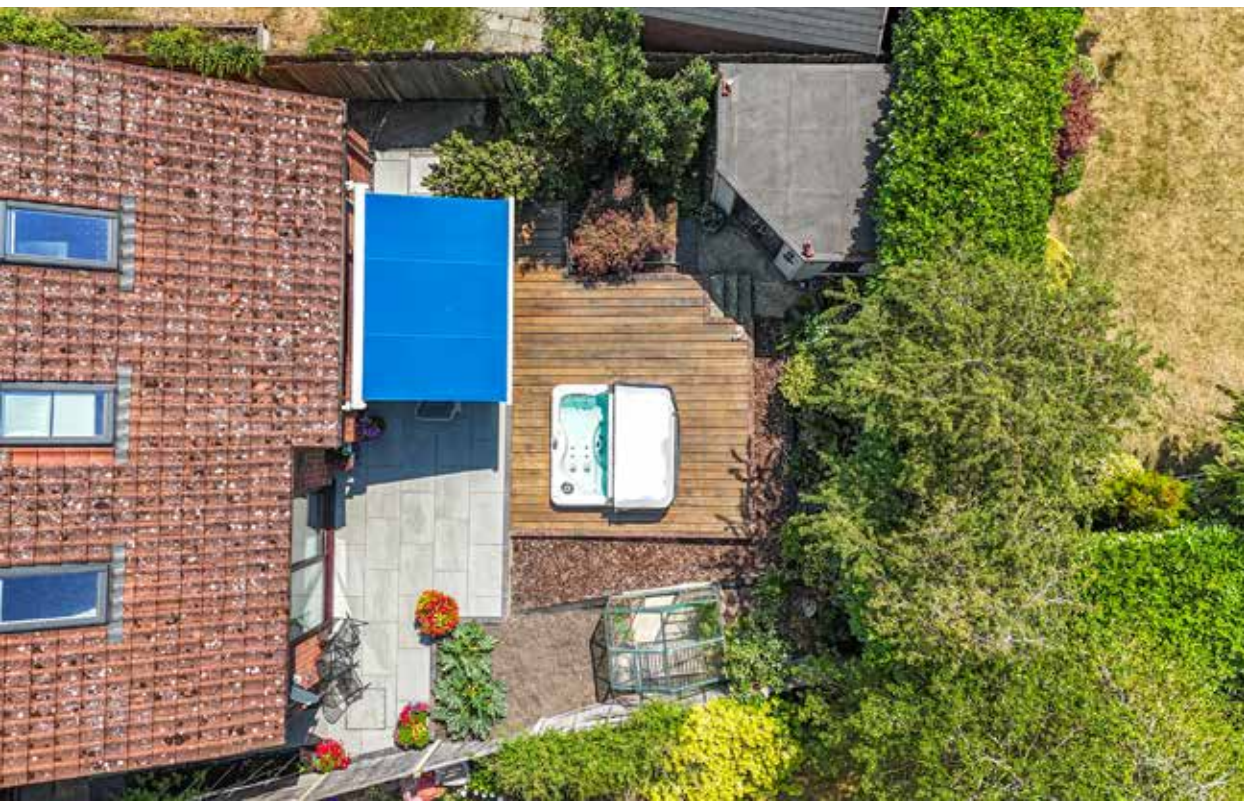
Outside, the property occupies a plot of approximately 0.09 acres. The enclosed south-facing rear garden is wonderfully private and enjoys a peaceful outlook, making it the ideal place to unwind. A large patio extends across the rear of the property beneath an electric awning, whilst the attractive sunken hot tub is intended to remain with the property, subject to negotiation. Beyond, the fully insulated garden office/studio offers excellent flexibility for those working from home, pursuing hobbies or seeking additional entertaining space, complete with power, lighting and double-glazed doors.

To the front, there is off-road parking for two vehicles together with an attached garage, which incorporates utility space with plumbing for both a washing machine and tumble dryer, housing the boiler and oil tank. Gated pedestrian access leads conveniently to the rear garden.

Westerfield is one of Suffolk's most desirable villages, offering an enviable combination of countryside living and excellent connectivity. The property is just 0.5 miles from Westerfield railway station, providing direct services to Ipswich in approximately 8 minutes, Felixstowe in around 20 minutes and Lowestoft in approximately 1 hour 25 minutes, with London Liverpool Street accessible in around 1 hour 30 minutes via Ipswich.

The village itself offers an excellent sense of community, centred around the historic St Mary Magdalene Church and an active village hall hosting a variety of clubs and events. Two popular pubs, The Swan—situated opposite the property—and The Railway are both within easy walking distance and are well regarded for their food. Nearby, Venue 16 offers dining and events set within beautiful grounds, whilst The Fountain at Tuddenham is another excellent local gastro pub. Surrounded by open countryside, scenic walking routes, cycle trails, Westerfield Country Park and Fynn Valley Golf Club, just one mile away, this is an exceptional location for those seeking village charm without compromising on convenience.





Key Information

LOCAL SCHOOLS:

- Rushmere Hall Primary School, 1.8 Mile, Rated Good
- Dale Hall Community Primary School, 2.2 Miles, Rated Good
- Northgate High School, 1.9 Miles, Rated Good

LOCAL AUTHORITY:

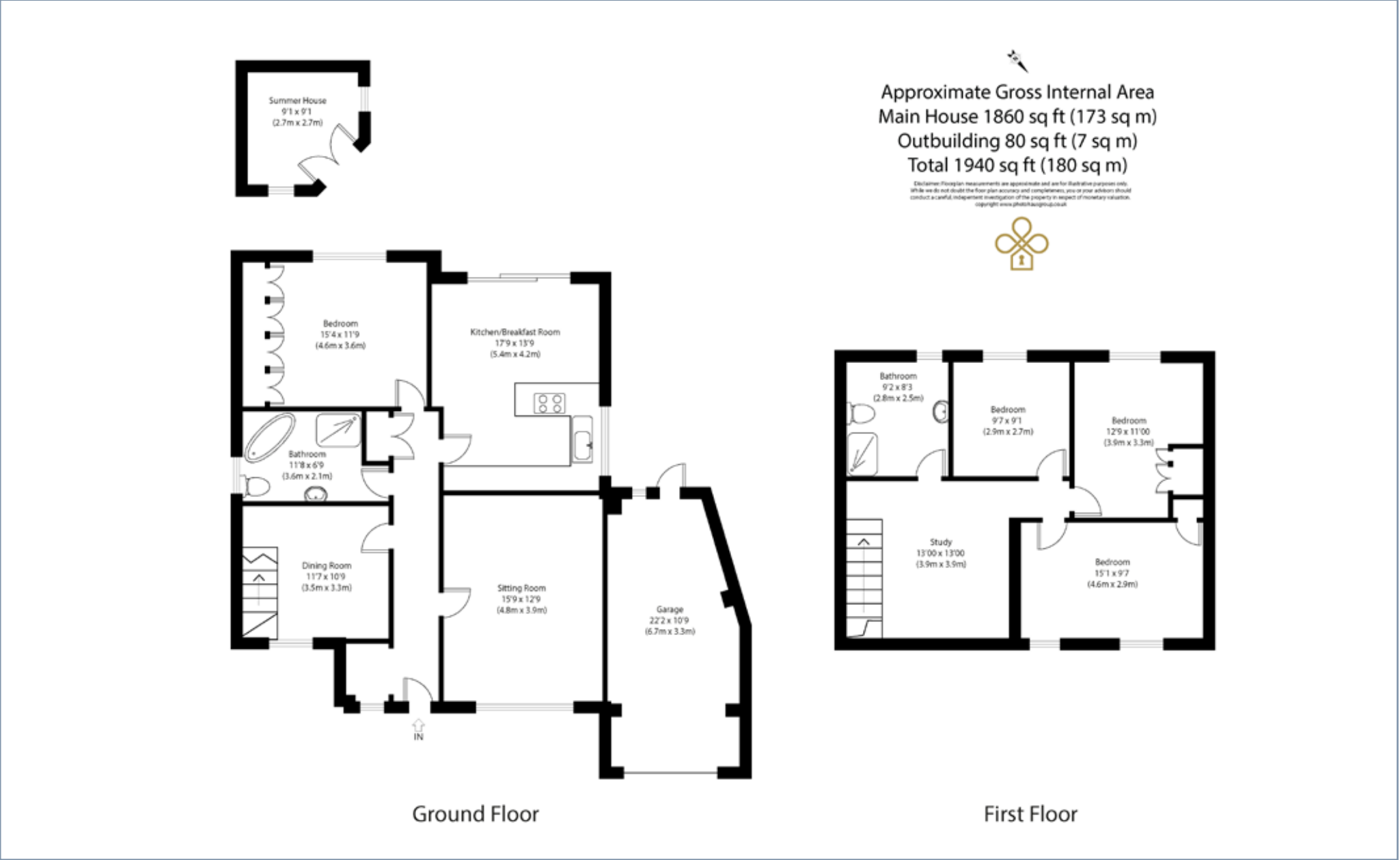
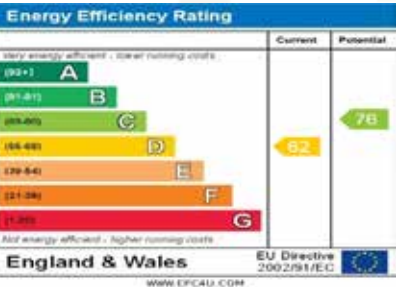
East Suffolk Council
Council Tax Band D

TENURE:

Freehold

SERVICES:

Heating	Oil Central Heating
Electricity	Mains
Water	Mains
Sewerage	Mains
Internet	9.75 Mbps download. 5.30 Mbps upload.
Current Provider	Vodafone



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