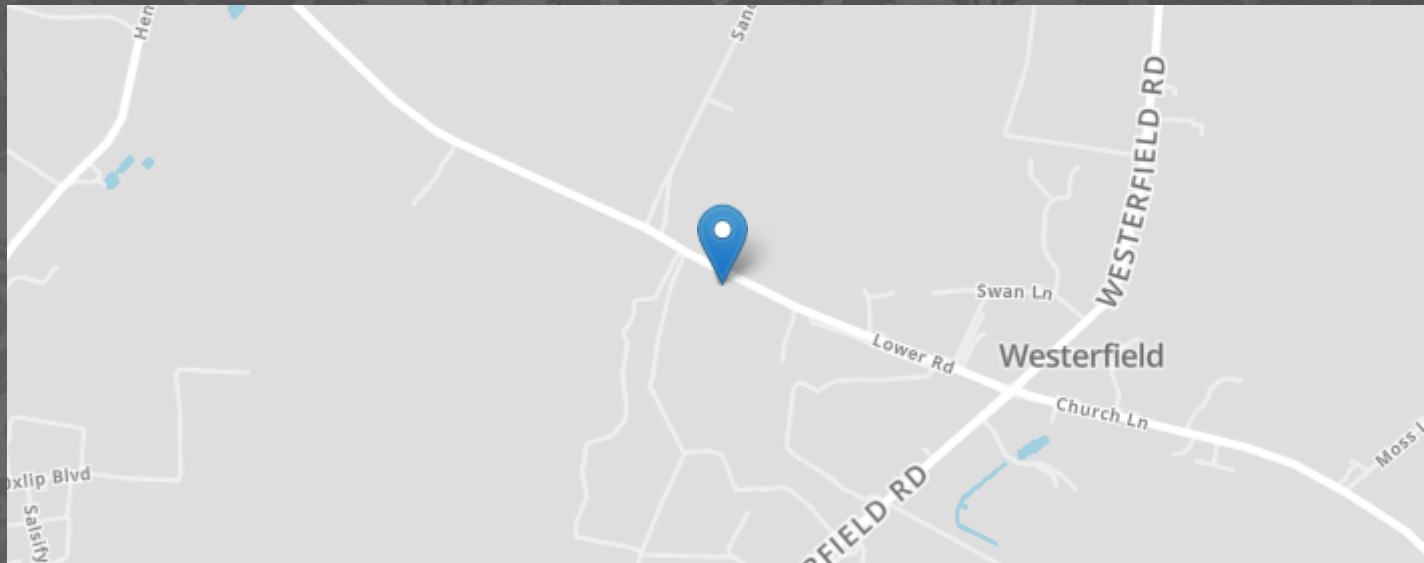


## Lower Road, Westerfield, Ipswich



- OFF ROAD PARKING
- GARDEN
- DOUBLE GLAZED
- STUDY
- FOUR BEDROOM
- CONSERVATORY
- WELL KEPT
- TWO RECEPTION ROOMS
- CLOAKROOM
- CAR PORT

# MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website [www.marksandmann.co.uk](http://www.marksandmann.co.uk)

# MARKS & MANN



## Lower Road, Westerfield, Ipswich

Introduced to the market for sale is this naturally bright and spacious four bedroom detached home.

Internally the property benefits from, on the ground floor: Entrance hall, living room room, dining room, kitchen/diner, study, conservatory and cloakroom. To the first floor: Landing, bedroom one, bedroom two, bedroom three, bedroom four and the bathroom. Externally the property benefits from ample off road parking to the front along with a carport and a well kept garden to the rear aspect.

The property has heaps to offer with vast potential.

Call now to register your interest and arrange a private first hand viewing.

**£525,000**

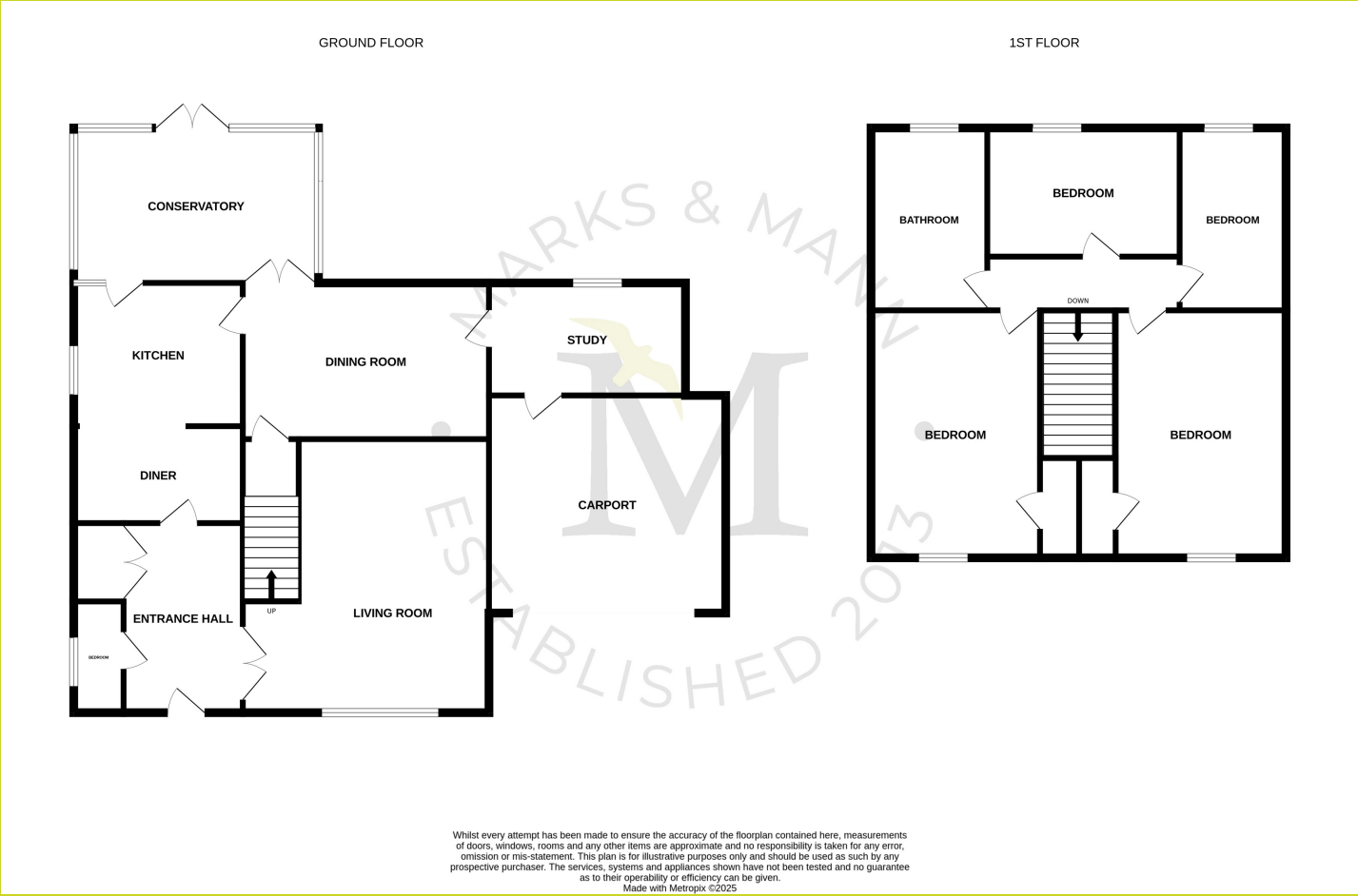


Lower Road, Westerfield, Ipswich

Entrance hall	
Front door, double storage cupboard, radiator.	
Living room	
5.95m x 4.19m (19'6" x 13'8") Double glazed bay window to the front aspect, radiator x2, carpet flooring, fire place.	
Dining room	
4.19m x 2.95m (13'09 x 9'08) - Radiator, Store cupboard.	
Study	
3.82m x 1.57m (12'6" x 5'1") Double glazed window to rear aspect, ceiling spotlights.	
Kitchen/diner	
5.29m x 3.02m (17'4" x 9'10") - Integrated oven, hob, integrated dishwasher, Double glazed window to side aspect, door to rear aspect, integrated fridge and freezer, sink/draining board, ceiling spotlights, radiator.	
Conservatory	
Conservatory - 4.67m x 3.30m (15'4 x 10'10) - Double glazed windows all round, Laminated flooring, French doors.	
Cloakroom	
Low level WC, hand wash basin, radiator, double glazed window to the side aspect.	
Landing	
Bedroom one	
3.53m x 3.05m (11'6" x 10'0") Double glazed window to front aspect, built in wardrobe, radiator.	
Bedroom two	
3.53m x 3.02m (11'6" x 9'10") Double glazed window to front aspect, built in wardrobe, radiator.	

Bedroom three
3.53m x 1.91m (11'7 x 6'3) Double glazed window to rear aspect, radiator.
Bedroom four
2.92 x 1.75 (9'6" x 5'8") Double glazed window to rear aspect, radiator.
Bathroom
Low-level WC, hand wash basin, heated towel rail, bath, double glazed window to rear aspect.
Garden
Patio space, lawn.
Location
Ipswich is a town with lots to offer including restaurants, cinema, plenty of activities, Ipswich football stadium and the town centre which offers a wealth of amenities.
Directions
Using a Sat Nav, please use IP6 9AR as the point of destination.
Important information
Tenure - Freehold. Services - we understand that oil, electricity, water and drainage are connected to the property. Council tax band D. EPC rating: D
Disclaimer
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.
Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Council Tax Band
At the time of writing the council tax band for this property is band D.

Lower Road, Westerfield, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

