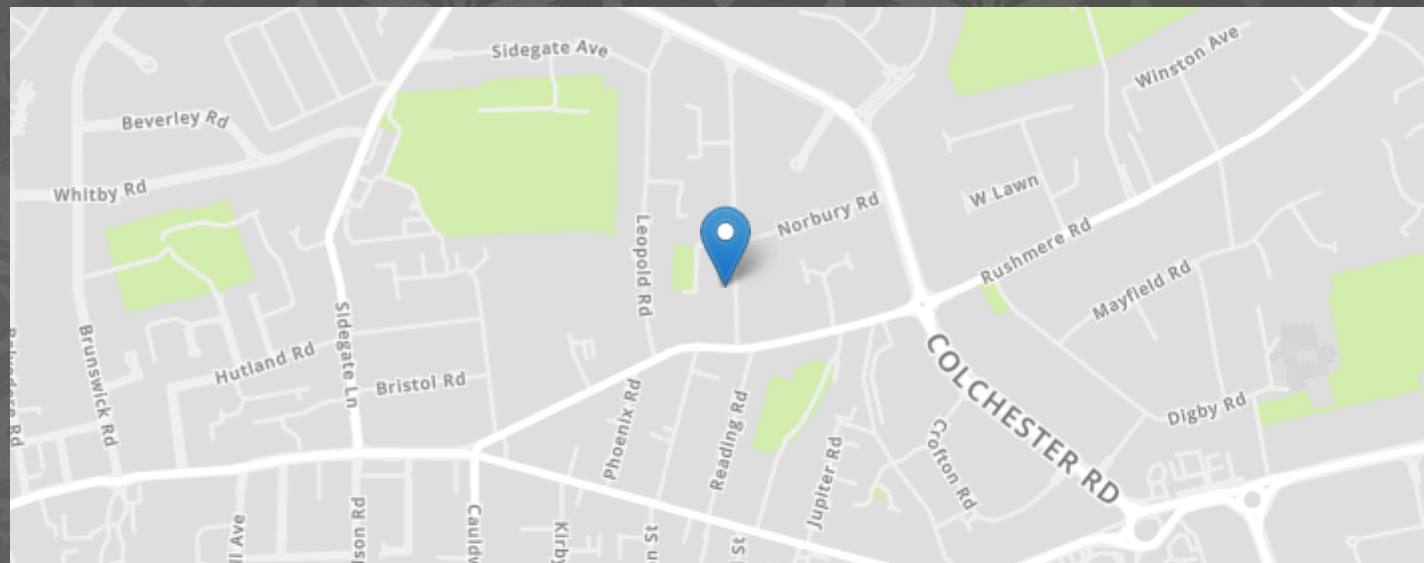


## Westbury Road, Ipswich



- STUNNING FOUR BEDROOM FAMILY HOME
- OPEN-PLAN KITCHEN/BREAKFAST/FAMILY ROOM
- TWO UPSTAIRS SHOWER ROOMS AND DOWNSTAIRS CLOAKROOM
- GARAGE AND OFF ROAD PARKING
- CLOSE TO LOCAL SCHOOLS, SHOPS, AMENITIES AND BUS ROUTE
- SITTING ROOM OPENING ONTO DINING ROOM
- SEPARATE UTILITY ROOM
- GENEROUS, LANDSCAPED REAR GARDEN
- NORTH EAST IPSWICH
- EASY ACCESS TO A12/A14

# MARKS & MANN

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# MARKS & MANN



## Westbury Road, Ipswich

IMMACULATELY PRESENTED, EXTENDED, FOUR BEDROOM FAMILY HOME with GENEROUS GARDEN, GARAGE and off road PARKING. Accommodation comprises entrance hall, open-plan sitting room, dining area, kitchen/breakfast/family room, separate UTILITY ROOM and downstairs cloakroom, with four bedrooms and two shower rooms upstairs. An early viewing is STRONGLY ADVISED to appreciate the FANTASTIC ACCOMMODATION this property has on offer.

**£465,000**



## Westbury Road, Ipswich

### Entrance hall

Two windows and door to front, stairs to first floor with doors to the open-plan living accommodation and downstairs cloakroom, storage cupboard.

### Sitting room area

Bay window to front, beautiful feature fireplace, open through to:

### Dining area

Space for a family dining table, open through to:

### Open-plan kitchen/breakfast/family area

Window and bi-fold doors to rear, overlooking and leading into the garden. The family area has space for a sofa/comfy seating with a velux window providing additional natural light.

The beautiful kitchen/breakfast area has a range of matching base and eye level units with worktops over, sink, built-in double oven with hob and extractor over and intreated appliances, including a fridge/freezer and dishwasher. There is a large breakfast bar with storage under and space for breakfast/bar stools. A door gives access to:

### Utility room

External door to side, internal window with downstairs cloakroom with space and plumbing for a washing machine and tumble dryer with worktop over.

### Downstairs cloakroom

Internal window with utility room, hand wash basin and WC.

### First floor landing

Doors to all four bedrooms and the family bathroom.

### Bedroom one

Window to rear overlooking the garden, double fitted sliding door wardrobe.

### Bedroom two

Bay window to front, feature fireplace.

### Bedroom three

Window to rear, two double built-in wardrobes.

### Bedroom four

Window to front.

### Shower room one

Window to front, double shower cubicle, hand wash basin with vanity/storage under, WC and heated towel radiator.

### Shower room two

Double shower cubicle, hand wash basin with vanity/storage under and WC.

### Outside

The front of the property has been laid to gravel, providing off road parking for multiple vehicles, leading up to the garage, with double opening doors, with power and light connected. There are an array of flower, plant and shrub borders with access to the front door.

The landscaped rear garden has a generous patio area, fantastic for outdoor entertaining and alfresco dining, with flower, plants shrubs and trees, with the remainder mainly laid to lawn, enclosed by wooden fencing. There is a summerhouse to the rear, which we understand is to remain. A personnel door gives access to the garage.

### Important information

Tenure - Freehold.  
Services - we understand that mains gas, electricity, water and drainage are connected to the property.  
Council tax band C.  
EPC rating TBC.  
Our ref: SM/elr.

## Westbury Road, Ipswich

### Location

The property is located on the popular north eastern side of Ipswich, close to local schools, shops, amenities and bus routes. Ipswich's town centre is just a short drive away with a selection of national and independent shops, bars, coffee houses and restaurants. The stunning waterfront is also nearby, again with many bars and restaurants. For the commuter, the A12/A14 are both within easy reach and Ipswich has a mainline train station, with a direct link to London Liverpool Street.

### Directions

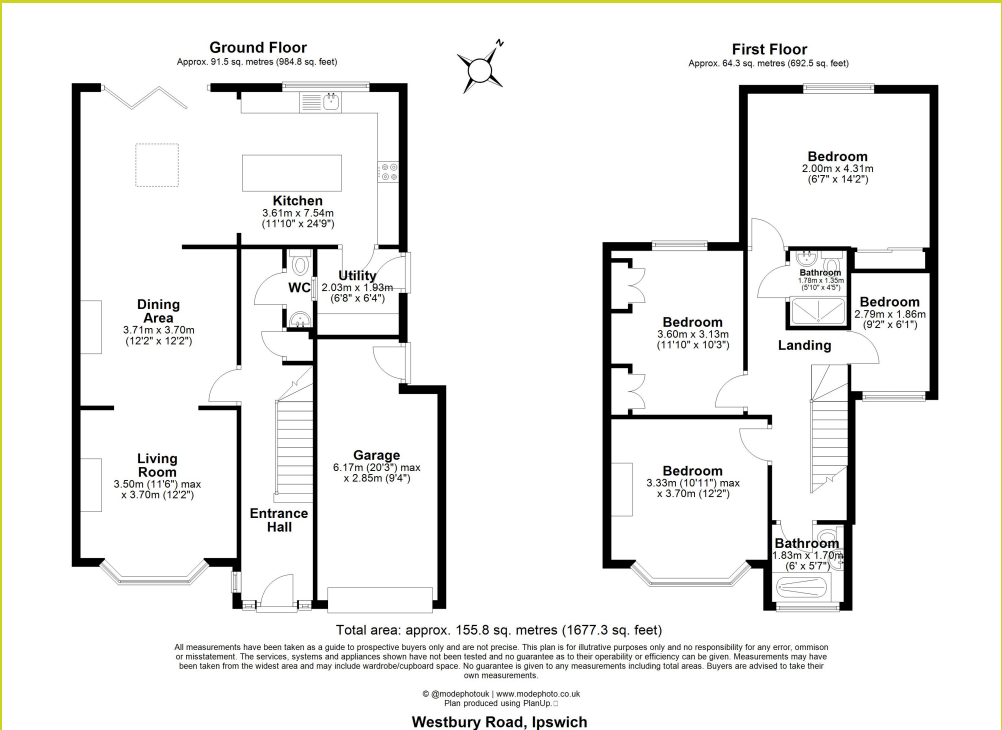
Using a SatNav, please use IP4 4RH as the point of destination.

### 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.

### Anti-Money Laundering Reguations

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.



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

