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**Westerfield Road, Ipswich, Suffolk, IP4 2XN**

**Guide Price: £650,000**



# Westerfield Road, Ipswich, Suffolk, IP4 2XN

This nicely presented and extended four bedroom detached house, situated close to Christchurch Park towards the east side of Ipswich and falling within the Northgate School catchment (subject to availability), is being sold with no onward chain. The property is tenanted and any sale cannot complete until July 2025. This wonderful family home comes with a beautiful rear garden which is a particular selling feature; integral garage; ample off-road parking for several cars; and double glazed windows. As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises entrance hall, ground floor shower room, lounge with wood burner, separate study, formal dining room, fully integrated kitchen / breakfast room, conservatory with WARMroof fitted within the last twelve months, utility room, first floor landing, four bedrooms, stylish four piece bathroom, and separate WC.

The county town of Ipswich offers a range of local amenities including schools, university, shops, doctors, dental surgeries, hospital, two theatres, parks including the popular Orwell Country Park, recreational facilities, and mainline railway station providing direct links to London Liverpool Street Station. The vibrant waterfront has undergone an extensive rebuilding and gentrification programme and now boasts some fashionable bars and restaurants, together with the University of Suffolk.

Council tax band: F  
EPC Rating: E







