



Swan Lane | Westerfield | Ipswich | IP6 9AH

£325,000 Freehold

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**suffolk** estate agents  
Part of the Your Ipswich Group

# Swan Lane, Westerfield, Ipswich, IP6 9AH

## INTRODUCTION

CHAIN FREE - A generously proportioned, two double bedroom detached bungalow with garage, favourably positioned on a private lane within the sought Suffolk village of Westerfield, close to a choice of restaurants and benefitting from convenient bus links to Ipswich town centre and train services to Woodbridge and Felixstowe. The well-maintained accommodation, which is light and airy, briefly comprises; hallway, fitted kitchen, spacious sitting room with opening connecting to a separate dining room, two double bedrooms (the smaller currently serving as a garden/hobby room), and modern shower room. To the outside the property is nicely set back from the lane by a lawn frontage and side driveway which leads to a detached garage, whilst the low maintenance, landscaped rear garden backs on to garden land and enjoys an open outlook. Viewing is highly advised.

## DOUBLE GLAZED FRONT DOOR TO

### HALLWAY

Radiator, built-in airing cupboard housing hot water tank, doors to.

### KITCHEN

9' 3" x 8' 6" approx. (2.82m x 2.59m) Double glazed window to front, sink with mixer taps set in work surfaces, space for dishwasher, space for cooker, wall mounted cupboards, range of work surfaces, space for fridge, space for freezer, cupboards and drawers under, eye level cupboards over, floor standing oil fired boiler, serving hatch.

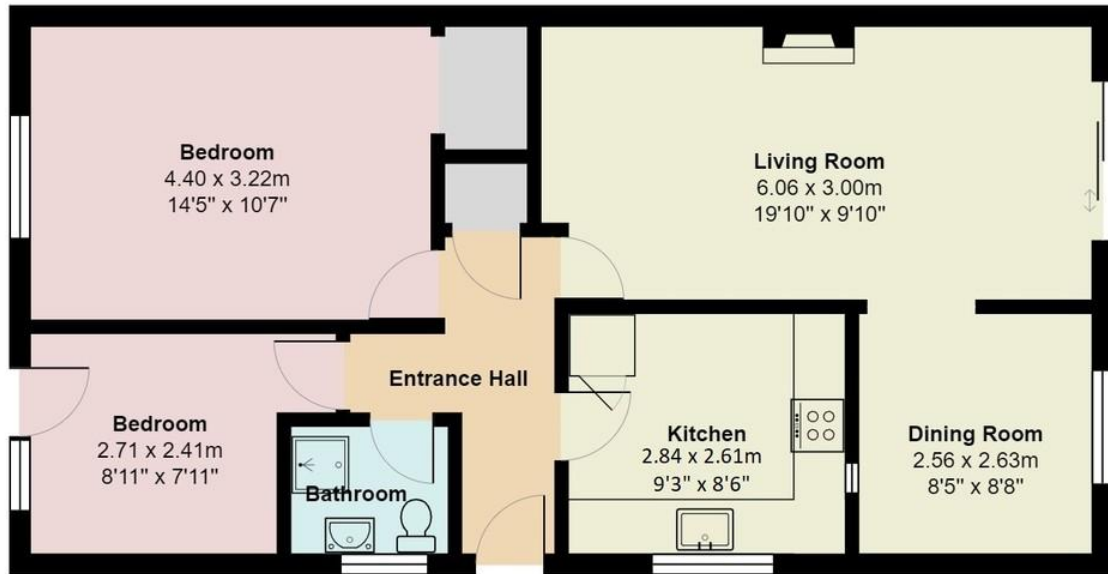
### SITTING ROOM

19' 10" x 10' 10" approx. (6.05m x 3.3m) Feature fireplace, single radiator, double glazed patio doors to front aspect, opening connecting to dining room.

### DINING ROOM

8' 8" x 8' 5" approx. (2.64m x 2.57m) Double glazed window to front, single radiator, serving hatch from kitchen.





**BEDROOM ONE**

14' 5" x 10' 5" approx. (4.39m x 3.18m) Double glazed window to rear, single radiator.

**BEDROOM TWO**

8' 11" x 7' 11" approx. (2.72m x 2.41m) Double glazed window and door to rear, single radiator.

**SHOWER ROOM**

Double glazed window to side, vanity hand wash basin, vanity cupboards under, mixer taps, low level wc, contemporary towel rail, wall mounted medicine cabinet, quadrant shower, half tile surround.

**OUTSIDE**

The property is nicely set back from the lane by a lawn frontage and side driveway which leads to a detached garage, whilst the low maintenance, landscaped rear garden backs on to garden land and enjoys an open outlook. The garage is accessed by double doors and benefits from mains power and lighting, there is a shed and greenhouse which will remain and gated pedestrian access from front to rear as well as a personal door from the garage. Tucked behind the garage is a metal oil tank which is approximately 1200litres in capacity.

**DIRECTIONS**

Heading East on Valley Road/A1214 towards the Avenue, at the roundabout, take the first exit onto Westerfield Road/B1077, after 1.2 miles turn left onto Swan Lane. The property is found on the right-hand side.

**EAST SUFFOLK COUNCIL**

Tax band D - Approximately £1,980.53PA (2023-2024).

**NEAREST SCHOOLS (.GOV ONLINE)**

Rushmere Hall Primary & Northgate High.

**AGENTS NOTE**

From time to time contributions are sought to contribute towards the private lane maintenance.

**CONSUMER PROTECTION REGULATIONS 2008**

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as

statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

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| Energy performance certificate (EPC)           |                           |   |
|--|---------------------------|---|
| Swan Lane<br>Westerfield<br>IPSWICH<br>IP6 9AH | Energy rating<br><b>E</b> | Valid until: 4 January 2034<br><br>Certificate number: 4300-8457-0822-2309-3943 |
| Property type                                  | Detached bungalow         |   |
| Total floor area                               | 69 square metres          |   |



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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