



23 Wheatfields, Whatfield  
Ipswich

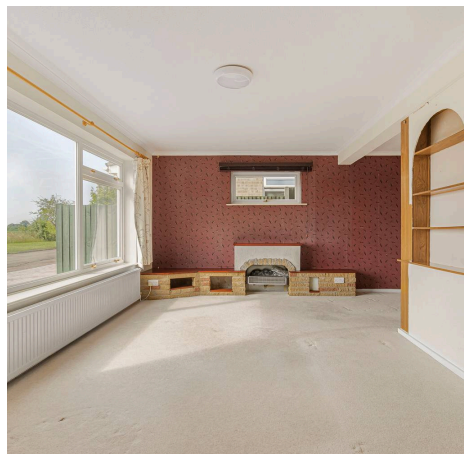
Guide Price £395,000



A four bedroom detached house offering spacious living accommodation, with sitting room, dining room, kitchen, garden room, ground floor cloakroom and first floor bathroom, together with an integral double garage/workshop, off road parking for two vehicles, good sized gardens and far reaching countryside views. All located in the popular village of Whatfield.

As you enter the property, there is a glazed entrance lobby leading to the hallway, which has a staircase rising to the first floor, storage cupboard and doors to the sitting room, kitchen and ground floor cloakroom. The sitting room has a large window to the front offering countryside views, arched shelving recess, electric feature fireplace and an opening to the dining room, which has a door to the kitchen and patio doors overlooking and leading out to the rear gardens. The kitchen has two windows to the rear, overlooking the gardens and comprises a stainless sink unit inset into an extensive range of work surfaces with cupboards and drawers below, matching wall mounted cupboards, integrated oven with four burner hob and extractor above, space for appliances and door leading through to the garden room, which has windows to the side and rear overlooking the gardens.

On the first floor, there is a landing with an airing cupboard and doors to the bedrooms and bathroom. Bedroom 1 has a large window to the front offering views over the countryside, range of built-in wardrobes and a built-in dressing table with drawers.





Bedroom 2 has a window to the rear overlooking the gardens and a built-in double wardrobe. Bedroom 3 has a window to the front with views similar to of bedroom 1 and bedroom 4 has a window to the rear overlooking the gardens and a range of built-in storage cupboards. The bathroom has a window to the rear and a cream coloured suite comprising a low level wc, pedestal wash basin and a panelled bath with a shower over.

Outside, to the front, there is an attractive garden, laid mainly to lawn with some mature shrubs. There is also a driveway providing off road parking for two vehicles and leading to the double garage/workshop. To the rear, the gardens are laid mainly to lawn with a terraced seating area, mature flower and shrub borders and a pathway leading to a greenhouse. All bounded by a mixture of fencing and hedging.

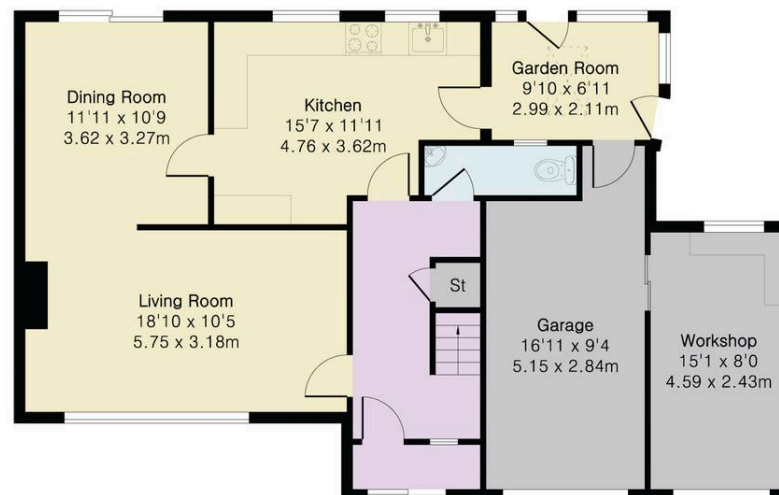
Council Tax band: D

Tenure: Freehold

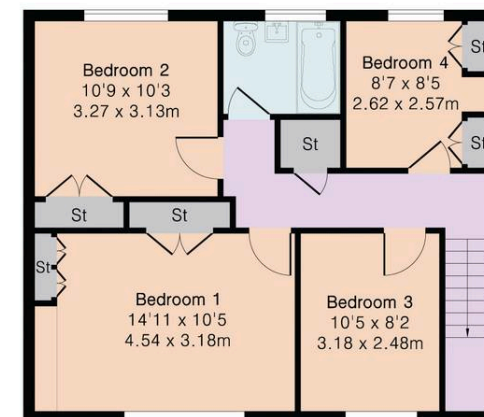
### Approximate Gross Internal Area 1648 sq ft - 153 sq m

Ground Floor Area 1038 sq ft – 96 sq m

First Floor Area 610 sq ft – 57 sq m



Ground Floor



First Floor



# FROST

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**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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