



20 Westwood Avenue, Ipswich

Ipswich



Minors & Brady

20 Westwood Avenue

Ipswich

Exuding presence and refinement at every turn, this fully renovated, larger-than-average three-bedroom house on Westwood Avenue in Ipswich combines style, space, and practicality. The striking façade with brand-new black windows and a generous storm porch leads into a reception hall of rich wood panelling and hardwood floors. The formal sitting room and open-plan family and dining area, centred around a stove and opening through French doors to the patio, provide an inviting space for family life and entertaining. The bespoke kitchen, with a Bertazzoni range, integrated appliances, and full-size wine fridge, flows seamlessly into the utility room, while upstairs three generous double bedrooms and a contemporary family bathroom offer comfort and privacy. Carefully considered in every aspect, this residence is both distinguished and perfectly attuned to family life.

Agents Note

Freehold

Connected to all mains services.

Brand-new boiler installed in 2023.



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- Fully renovated, larger-than-average three-bedroom house on the highly regarded Westwood Avenue in Ipswich, offering a quiet, family-friendly residential setting
- Striking façade with brand-new black double-glazed windows, a storm porch, CCTV, an EV car charging point, ample off-road parking and a garage for storage/workshop use
- Brand-new kitchen fitted with a Bertazzoni range cooker and extractor, integrated dishwasher, full-size wine fridge with glass doors, pantry-style cupboard, and high-quality cabinetry
- Open-plan family and dining area centred around a stove, with French doors and side panels opening onto the patio to maximise light and indoor-outdoor flow
- Formal sitting room with a large front-facing bay-window, high ceilings, and contrasting wall tones, creating a comfortable yet refined space
- Utility room with integrated Hisense microwave, French doors, and designated space for laundry appliances, providing practical convenience without compromising style
- Reception hall featuring rich wood panelling, matching internal doors, hardwood flooring, and an integrated storage cupboard
- Three generous double bedrooms each offering plush carpets, warm décor, quality curtains and blinds, personalised to suit family living
- Contemporary family bathroom with freestanding bathtub, walk-in shower, large basin, LED mirror, heated towel rail, and fully tiled walls and flooring, complemented by a separate WC
- 20ft rear garden showcasing a large paved patio and sweeping lawn secluded by tall mature trees, ideal for entertaining, outdoor dining, and family activities



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Location

Westwood Avenue is a quiet, predominantly residential street in the north-western part of Ipswich, where everyday conveniences are close at hand. A Tesco Express is just a short walk away on Norwich Road, providing easy access to groceries and essentials, and additional shops, cafés, and takeaways are within walking distance. Ipswich town centre is also easily reachable for a broader range of shopping, dining, and leisure options.

Local schools serve families well. The closest primaries are Springfield Infant and Junior Schools, with secondary education available at Westbourne Academy. Additional options include St Matthew's CE Primary and Dale Hall Community Primary, all within a short distance, contributing to the area's appeal for families.

Transport links are convenient. Frequent bus services along Norwich Road and Valley Road connect residents to the town centre, railway station, and surrounding suburbs. Ipswich railway station, approximately a mile away, offers regular services to London, Norwich, and Cambridge, supporting both commuting and regional travel.



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Positioned off Norwich and Valley Road, Westwood Avenue is one of Ipswich's most distinguished residential addresses. This quiet avenue, with its understated charm, offers an enviable setting for family life, while still providing ready access to the town's cultural and civic amenities.

The striking frontage immediately conveys a sense of presence and proportion. Brand-new black double-glazed windows complement the substantial façade, while a generous storm porch provides a practical welcome, for wellies after a muddy walk. The paved driveway runs along the side of the house, offering ample off-road parking and an EV charging point, with a garage at the rear for storage or workshop use. Discreet CCTV provides security without detracting from the home's refined exterior.

The reception hall introduces the house with quiet authority. Solid wood panelling, matching internal doors, and a generous storage cupboard are paired with rich hardwood flooring, creating a space that feels both warm and dignified. The design combines elegance with the comfort required for family living, reflecting careful attention to detail at every turn.

At the front of the residence, the formal sitting room is illuminated by a large bay window. High ceilings and carefully chosen contrasting wall colours enhance the room's sense of proportion, while comfortable furnishings invite quiet reflection or intimate gatherings. It is a space that balances formal presence with the lived-in warmth of a family home.



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The open-plan family and dining area forms the core of the house, a space that encourages both daily living and entertaining. A central stove provides a focal point, while French doors with side panels admit an abundance of natural light and open onto the patio in the summer months. The room flows naturally into the kitchen and utility areas, underpinned by rich solid wood flooring that unifies the spaces.

The kitchen itself is of exceptional standard. High-quality cabinetry, a Bertazzoni range cooker and extractor, an integrated dishwasher, and a full-size freestanding wine fridge combine functionality with style. A pantry cupboard provides discreet storage for essentials, and the adjoining utility room, fitted with an integrated Hisense microwave and French doors, accommodates laundry and additional household needs with ease.

A ground-floor shower room, fitted with pink tiling and a marble sink, adds both practicality and refinement. Every detail throughout the house has been carefully considered to create a balance of modern convenience and enduring character.



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Upstairs, the staircase, with its distinctive leopard-print carpet, is illuminated by a large stained-glass window, establishing a sense of occasion on the ascent. Three generous double bedrooms offer the utmost comfort and privacy, each finished with plush carpets, warm paint palettes, and bespoke curtains and blinds. The family bathroom is appointed with a freestanding bathtub, walk-in shower, large basin, LED mirror, and heated towel rail, while a separate WC provides added convenience.

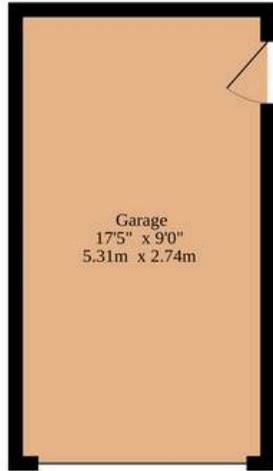
The 20ft garden extends beyond the house, offering a combination of practical layout and visual appeal. French doors open onto a patio with subtle lighting, ideal for summer entertaining or quiet relaxation. Beyond, a sweeping lawn framed by mature trees and established hedging provides seclusion and privacy. A storage shed/summerhouse sits at the garden's end, suitable for storing your garden equipment and tools.

This is a home designed for family life, where every room, finish, and feature has been chosen with care. The property offers a rare combination of comfort, elegance, and enduring style, providing a residence that is both refined and thoroughly livable.

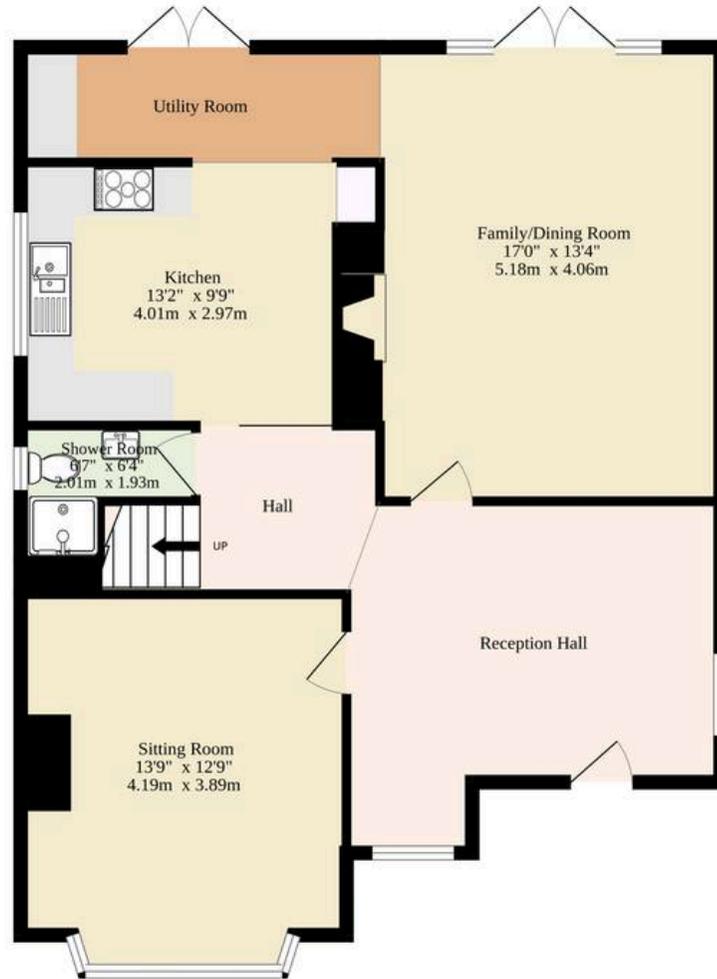


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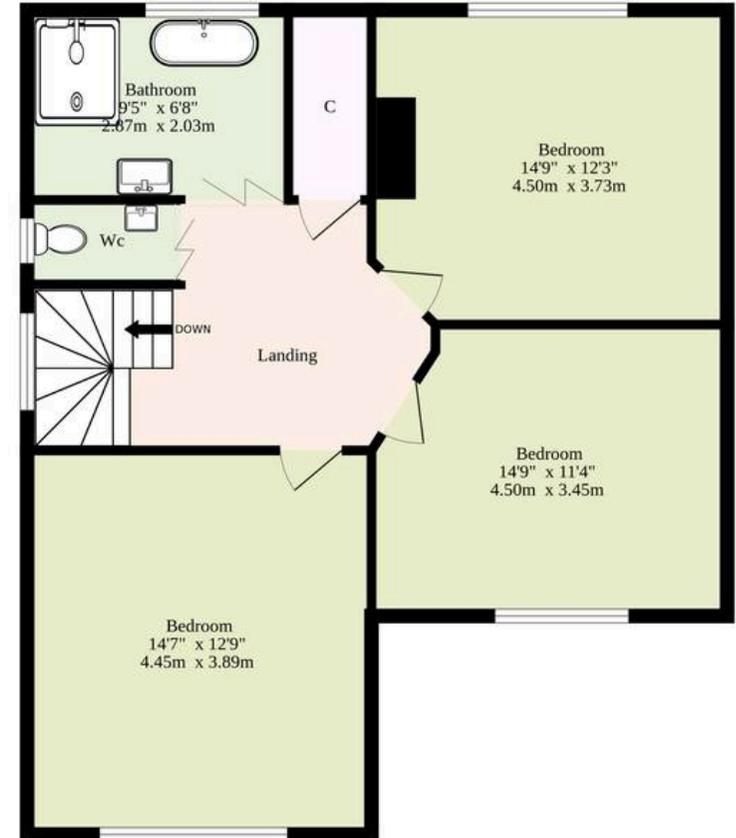
Garage
157 sq.ft. (14.6 sq.m.) approx.



Ground Floor
812 sq.ft. (75.4 sq.m.) approx.



1st Floor
743 sq.ft. (69.0 sq.m.) approx.



Sqft Includes The Garage.

TOTAL FLOOR AREA : 1712 sq.ft. (159.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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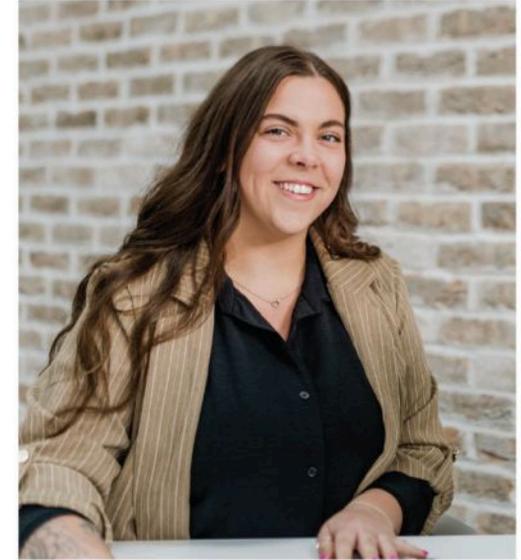
Dreaming of this home? Let's make it a reality



Meet *Nicola*
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Meet *Theo*
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Meet *Anya*
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