



Henley Road | Ipswich | IP1 4NS

Asking Price £525,000 Freehold



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estate agents

Henley Road, Ipswich, IP1 4NS

An attractive four-bedroom detached family residence located on the desirable Henley Road to the prime residential area North of Ipswich. The well appointed and presented accommodation offers comfortable proportions of living space which briefly comprises; entrance hall, fitted kitchen, spacious sitting room, dining room and cloakroom on the ground floor with landing, four good-sized bedrooms and family bathroom on the first floor. The outside offers a hard landscaped frontage providing ample driveway parking and access to an attached garage, whilst to the rear there is a generous easterly facing established private garden enjoying an open outlook with tree lined backdrop views over neighbouring gardens. Further benefits include double glazing, cavity wall insulation and gas fired central heating via a modern boiler. With scope to extend (STPP), and convenience to Christchurch Park, the town centre, Ipswich Sports Club and Ipswich Independent School, early viewing is highly advised.



DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Two double glazed windows to opposing sides, radiator, stairs rising to first floor, under stairs recess, luxury vinyl tile wood effect flooring, solid oak doors to kitchen, dining room and sitting room, plain painted door to cloakroom.

KITCHEN

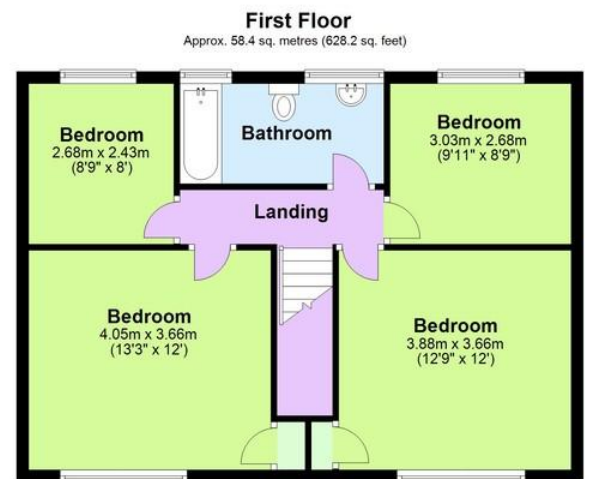
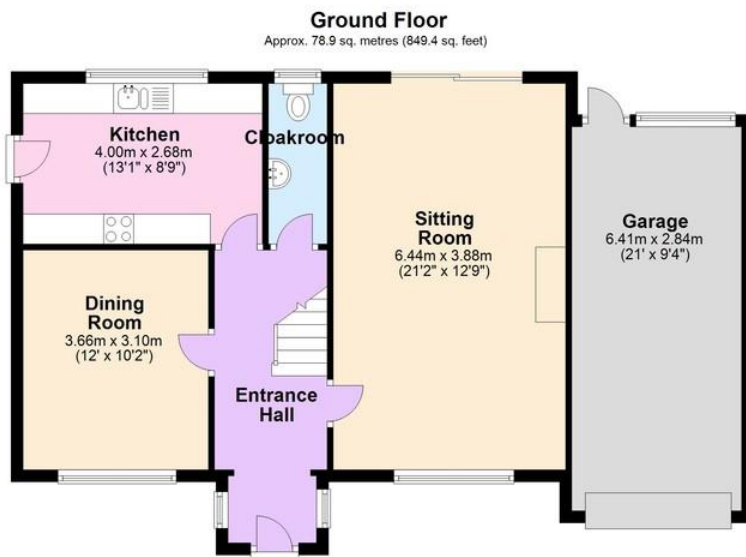
12' 11" x 8' 8" approx. (3.94m x 2.64m) Double glazed window to front, radiator, a range of gloss fronted base and eye level cupboard, drawer and display fitted units, matching larder cupboard concealing modern gas fired boiler, natural wood worktops, inset one and a quarter bowl sink drainer unit with mixer tap, built-in oven and grill, inset electric hob with extractor over, integrated fridge-freezer, space for washing machine, tiled splash backs, luxury vinyl tile wood effect flooring, double glazed door opening to garden.



SITTING ROOM

21' 2" x 12' 10" approx. (6.45m x 3.91m) Double glazed window to front, two radiators, television, Sky and broadband points, contemporary electric fire set in traditional style fireplace, patio style door opening to garden.





DINING ROOM

12' x 9' 11" approx. (3.66m x 3.02m) Double glazed window to front, radiator, luxury vinyl tile wood effect flooring.

CLOAKROOM

Obscured double glazed window to rear, mounted hand-wash basin with mixer tap, low level WC, luxury vinyl tile wood effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Doors to.

BEDROOM ONE

12' 10" x 12' 1" approx. (3.91m x 3.68m) Double glazed window to front, radiator, built-in wardrobe and eye level cupboard.

BEDROOM TWO

12' 10" x 12' approx. (3.91m x 3.66m) Double glazed window to front, radiator, built-in wardrobe and eye level cupboard.

BEDROOM THREE

9' 11" x 8' 8" approx. (3.02m x 2.64m) Double glazed window to rear, radiator.

BEDROOM FOUR

8' 8" x 7' 10" approx. (2.64m x 2.39m) Double glazed window to rear, radiator.

BATHROOM

11' 2" x 5' 5" approx. (3.4m x 1.65m) Two obscured double glazed window to rear, radiator, panel enamel bath with thermostatic shower and side screen, mounted hand-wash basin with mixer tap and cupboard under, low level WC, luxury vinyl tile wood effect flooring, loft access to fully boarded loft space with light.

OUTSIDE

A hard landscaped frontage provides ample brick paved driveway parking and access to an attached garage with up and over entry door, there are dual gated pedestrian accesses to the rear garden stocked beds to borders and red brick wall to the front boundary. To the rear is a generous easterly facing established private garden enjoying an open outlook with tree lined backdrop views over neighbouring gardens, there is a mature lawn, morning patio and afternoon patio with decking and pergola over, wood panelled shed, personal door to garage, stocked beds to borders, red brick rear boundary wall and external tap.

NEARBY SCHOOLS

Dale Hall Primary, Ormiston Endeavour High and Ipswich independent school.

IPSWICH BOROUGH COUNCIL

Tax band E - Approximately £2,530.99 PA (2022-2023).

Energy performance certificate (EPC)		
Henley Road IPSWICH IP1 4NS	Energy rating C	Valid until: 18 September 2031 Certificate number: 8314-4149-5002-0091-9302

Property type	Detached house
Total floor area	119 square metres

Rules on letting this property

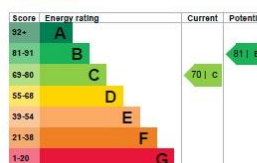
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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