



Henley Road | Ipswich | IP1 3SB

Guide Price £650,000 Freehold



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estate agents

Henley Road, Ipswich, IP1 3SB

CHAIN FREE - A handsome, architect designed individual detached family home of good proportions, favourably located on the town centre side of Valley Road within a prime residential area to the preferred North of Ipswich, close to Christchurch Park and convenient to the town centre. The character-full accommodation, which is of good proportions and would benefit from a degree of modernisation, briefly comprises; sheltered entrance, entrance reception, kitchen, sitting room, dining room, garden room and cloakroom on the ground floor with landing, four bedrooms, en-suite shower room adjoining the main bedroom, and family bathroom on the first floor. To the outside the property is well set back from the road providing ample frontage for parking and access to the integral garage, whilst to the rear there is a good-sized established garden mainly laid to lawn with elevated entertainment patio, pleasant outlook and stock of mature trees. Rarely available, early viewing is highly advised.



SHELTERED ENTRANCE

Stripped solid wood door to entrance reception.

ENTRANCE RECEPTION

Radiator, stripped solid wood staircase rising to first floor, double doors opening to garden room, stripped solid wood doors to.

KITCHEN

13' 7" x 9' 6" approx. (4.14m x 2.9m) Window to side, door to side leading to outside, a range of base and eye level fitted cupboard and drawer units, wood effect work surfaces, inset sink drainer unit with mixer tap and separate unsoftened tap, predominantly tiled walls, spaces for cooker, fridge and washing machine, door to pantry, tile effect flooring, door to dining room.



DINING ROOM

15' 1" x 11' 11" approx. (4.6m x 3.63m) Window to rear, radiator, revealed brick open fireplace with tiled mantle and hearth, door to garden room.

SITTING ROOM

18' 11" into bay x 13' approx. max. (5.77m x 3.96m) Triple aspect windows with two windows to front, bay window to side, and single window to front, revealed brick open fireplace with tiled mantle and hearth, door to garden room.





Total area: approx. 178.7 sq. metres (1923.2 sq. feet)
 Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.

GARDEN ROOM

9' 3" x 7' 6" approx. (2.82m x 2.29m) Double glazed to three aspects, tiled floor, double glazed French doors to garden.

CLOAKROOM

Window to side, built-in under stairs cupboard, mounted hand-wash basin with cupboard under, low level WC, tiled walls and floor.

STRIPPED SOLID WOOD STAIRCASE RISING TO FIRST FLOOR

LANDING

Window to side, radiator, built-in airing cupboard housing hot water tank, stripped solid wood doors to.

BEDROOM ONE

16' 11" into bay x 12' 11" approx. max. (5.16m x 3.94m) Triple aspect windows with two windows to front, bay window to side, and single window to front, radiator, built-in wardrobes, opening through to en-suite.

BEDROOM ONE EN-SUITE

Window to rear, radiator, double shower cubicle with modern remotely operated Aqua Lisa thermostatic shower, pedestal hand-wash basin, low level WC, predominantly tiled walls.

BEDROOM TWO

16' 10" x 11' 3" into bay, approx. max. (5.13m x 3.43m) Bay window to front, radiator.

BEDROOM THREE

15' 5" x 9' 7" approx. (4.7m x 2.92m) Window to rear, radiator, built-in cupboard and wardrobe with central vanity unit.

BEDROOM FOUR

11' 11" x 7' 2" approx. max. (3.63m x 2.18m) Window to side, radiator.

FAMILY BATHROOM

Two windows to side, heated towel rail, panel bath, pedestal hand-wash basin, opening through to low level WC with window to side and separate independent access from landing, tiled walls.

OUTSIDE

The property is well set back from the road providing an ample frontage consisting of a shingled driveway for parking and access to the integral garage which has mains power, lighting and a water softener. There is an area laid to mature lawn, stocked flower bed, pillared fence to the front boundary and gated side pedestrian access to the rear. The established rear garden is of a good-size with a West facing open outlook, mainly laid to mature lawn with an elevated entertainment patio, exposed flower beds stocked with shrubs and perennials and a variety of trees to borders. Furthermore, there is external access to an integral store which houses a modern gas fired boiler.

IPSWICH BOROUGH COUNCIL

Tax band F - Approximately £3,112.33 PA (2023-2024).

SCHOOLS

Handford Hall Primary, Northgate High and Ipswich Independent School.

Energy performance certificate (EPC)

Henley Road IPSWICH IP1 3SB	Energy rating E	Valid until: 19 March 2033 Certificate number: 8920-2175-9029-0084-1703
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Property type: Detached house

Total floor area: 156 square metres

Rules on letting this property

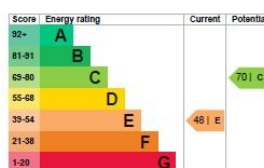
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



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