



Henley Road | Ipswich | IP1 4NS

O.I.E.O £550,000 Freehold



Henley Road, Ipswich, IP1 4NS

An immaculately presented detached family home located to the Northern fringes of Ipswich with easy access to the town centre and Christchurch park. This 1930's double bay fronted home which has been fully refurbished by the current owners includes a new central heating system and boiler installed in 2019, new consumer unit and electrical works, modern kitchen with integrated appliances, new driveway laid in 2020, re-decoration and new gutters installed in 2021. The property is arranged over two floors comprising entry porch, entry reception hall, sitting room, open plan kitchen/dining, G/F cloakroom, first floor with four double bedrooms and family bathroom. There is gas central heating, double glazing (except for porch doors), ample off road parking, detached garage and easterly facing established rear garden. Viewing is recommended to appreciate this beautiful family home.

ENTRANCE PORCH

Doors into storm porch with double glazed door into entrance reception hall.

ENTRANCE RECEPTION HALL

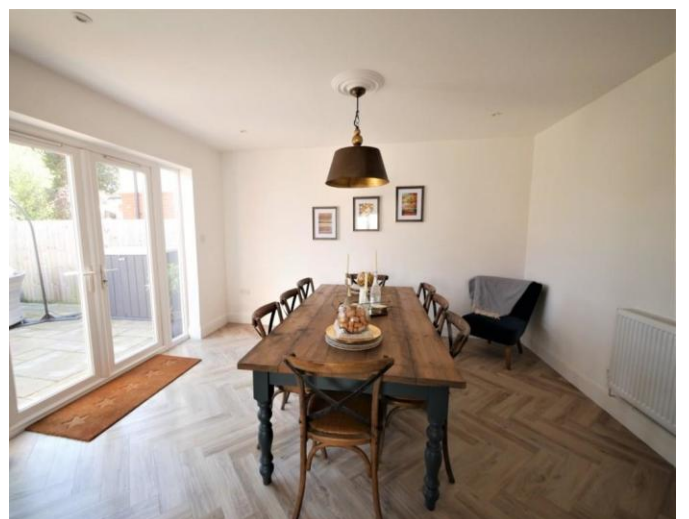
13' 9" x 5' 11" (4.19m x 1.8m) Moduleo oak herring bone design flooring, radiator with cover, cupboard under stairs, stairs to first floor, doors to sitting room, kitchen/dining room, G/F cloakroom.

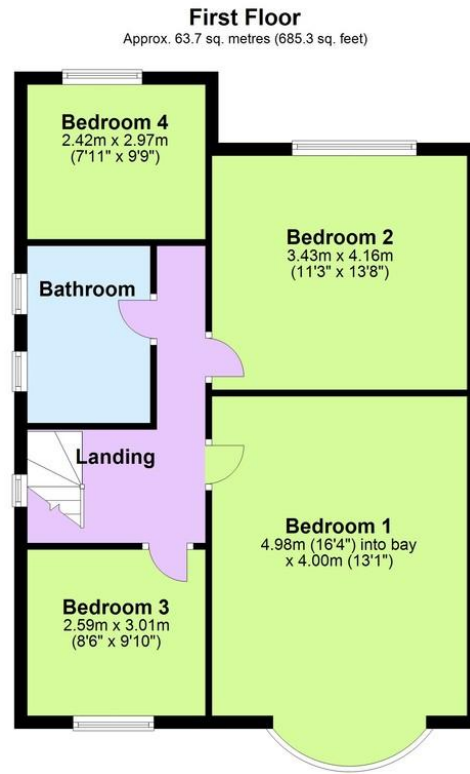
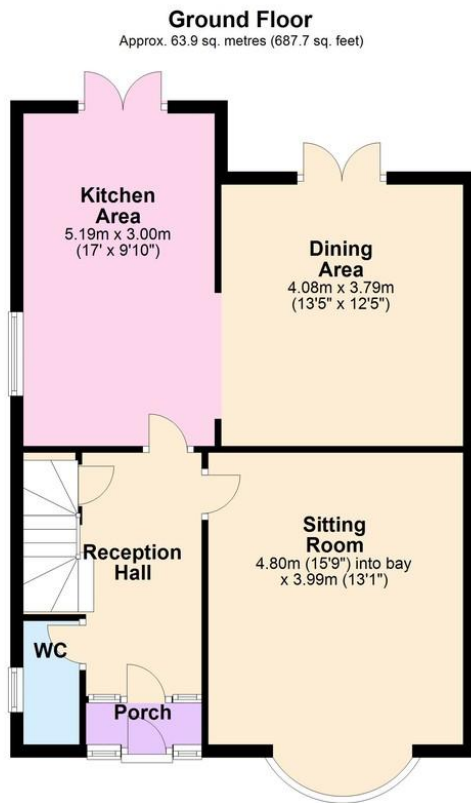
SITTING ROOM

15' 9" into bay x 13' 1" (4.8m x 3.99m) Carpeted flooring, double glazed bay window to front aspect, radiator, original picture rail.

KITCHEN AREA

17' 1" x 9' 10" (5.21m x 3m) Moduleo oak herring bone design flooring, extensive range of eye level and base units with quartz work tops, integrated appliances includes dish washer, washing machine, full length fridge & freezer, 4 ring gas hob with extractor over, electric wall oven and dual microwave/oven, inset sink with mixer tap, island with breakfast bar plus further base units for storage, double glazed window to side aspect, double glazed French doors with side panels to rear aspect leading to rear patio and garden, open plan to dining area.





Total area: approx. 127.6 sq. metres (1373.1 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

DINING AREA

13' 5" x 12' 4" (4.09m x 3.76m) Modulo Oak herring bone design flooring, radiator, double glazed French doors with side panels out to rear patio and garden.

CLOAKROOM

8' x 2' 10" (2.44m x 0.86m) Comprising low level WC, free standing circular hand basin with storage cupboard under, shelving above WC, double glazed window to side aspect, tiled flooring, radiator.

STAIRS

Carpeted staircase and landing, double glazed window to side aspect, seating area on landing, linen cupboard part shelved, loft hatch leading to part boarded loft where gas boiler and hot water cylinder is located, boiler serviced regularly, doors to bedrooms and bathroom.

BEDROOM 1

16' 4" into bay x 12' 5" (4.98m x 3.78m) Carpeted flooring, double glazed bay window to front aspect, radiator, original picture rail.

BEDROOM 2

13' 6" x 11' 3" (4.11m x 3.43m) Carpeted flooring, double glazed window to rear aspect, radiator. original picture rail.

BEDROOM 3

Exposed floor boards, double glazed window to front aspect, radiator original picture rail.

BEDROOM 4

9' 10" x 7' 11" (3m x 2.41m) Exposed floor boards, double glazed window to rear aspect, radiator.

BATHROOM

8' 9" x 6' 3" (2.67m x 1.91m) Comprising low level WC, inset hand basin with cupboards under, free standing claw footed bath with mixer shower attachment, shower cubicle, under floor heating tiled floor, extractor fan, chrome heated towel rail.

GA RAGE

18' 11" x 9' 1" (5.77m x 2.77m) Up & over roller door, power & lighting connected, window to rear aspect, pedestrian door to side aspect.

OUTSIDE

Shingled driveway leading to detached garage, shingled off road parking to front, flower borders, gate from driveway leading to rear gardens with lovely patio area for entertaining, lawn area with flower and shrub borders, bottom of garden is separated by hedging, two established trees at the bottom of garden one to right hand side has a TPO on it, 2 timber garden sheds to remain, Easterly facing rear gardens approx 130ft in length, all enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (E) £2,633.51

NEAREST SCHOOLS

Dale Hall Community primary school
Ormiston Endeavour Academy

SERVICES

We understand all mains services are connected.

Henley Road IPSWICH IP1 4NS	Energy rating C	Valid until: 30 November 2031
		Certificate number: 2163-1002-7111-9028-8181



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

01473 289333
www.your-ipswich.co.uk

Property Misdescriptions Act 1991. Your Ipswich Estate Agents Limited has not tested any electrical items or appliances, nor any plumbing or heating systems and, therefore, cannot testify that they are operational. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. All description, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Unless otherwise stated all prices and rents are quoted exclusive of VAT. All negotiations are to be conducted through Your Ipswich Estate Agents Limited. SUBJECT TO CONTRACT.

125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk