



241 Heath Road | Ipswich | Suffolk | IP4 5ST

Guide Price: £325,000

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241 Heath Road, Ipswich, Suffolk, IP4 5ST

“An extended three-bedroom semi-detached family home with ample off-road parking & good size garden.”

Description

A spacious, conveniently located three-bedroom semi-detached house boasting proportionate rear gardens, ample off-road parking, gas fired central heating and free flowing living accommodation arranged over two floors.

The accommodation comprises: entrance porch, entrance hall, sitting room, kitchen/dining room, garden room, shower room, first floor landing, three bedrooms and family bathroom.

About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

The accommodation in more details comprises:

Front door to:

Entrance Porch

With tiled flooring, cloak hanging space and door to:

Entrance Hall

Stairs rising to the first floor, door to under stairs cupboard, window to side aspect and doors to:

Sitting Room Approx 12'9 x 10' (3.9m x 3.0m)

Bay window to front aspect.

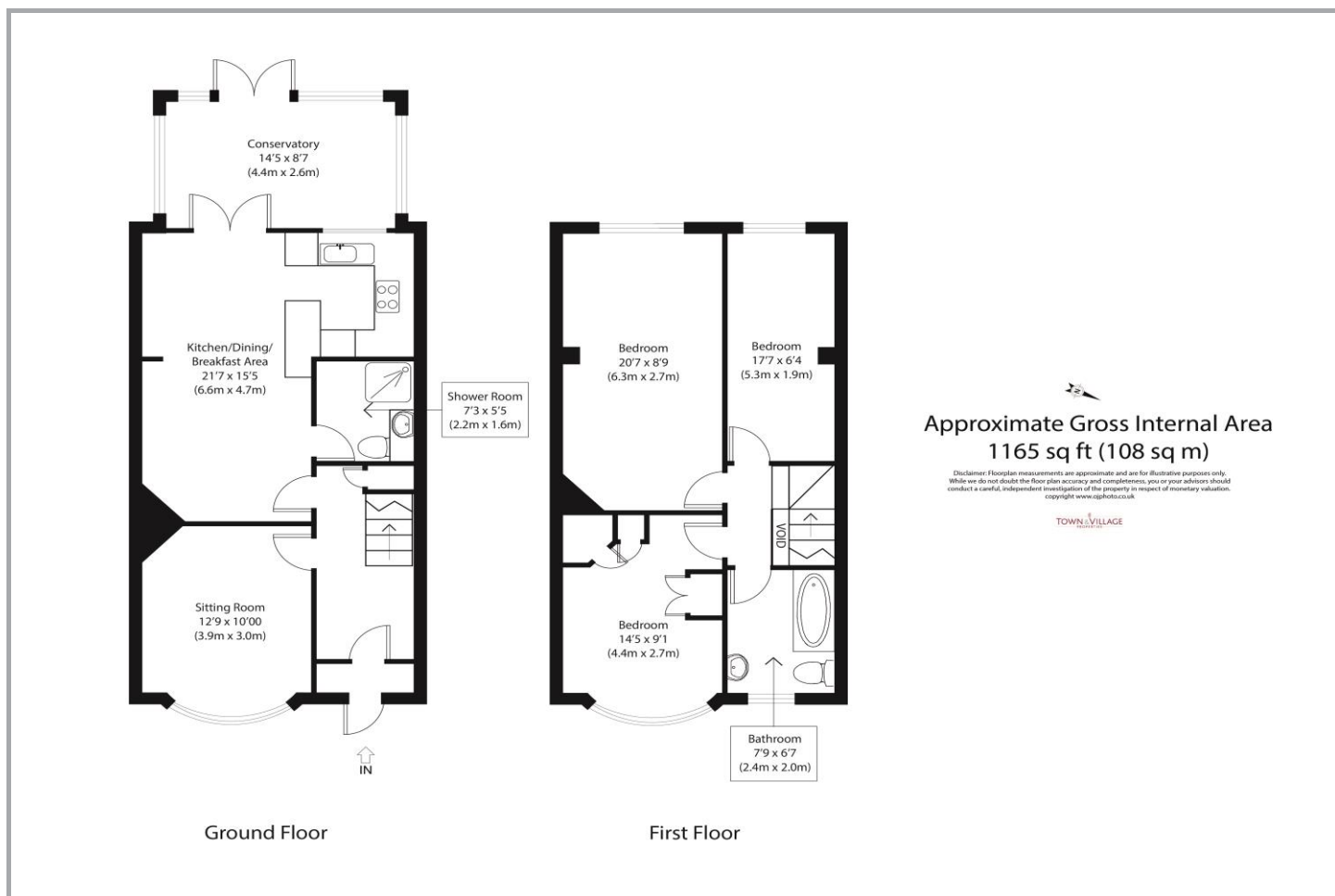
Kitchen/Dining Room Approx 21'7 x 15'5 (6.6m x 4.7m)

A light and airy L-shaped space with a kitchen area fitted with a matching range of wall and base units with worktops over and inset with stainless steel sink, drainer and mixer tap, integrated appliances include a four-ring induction hob with extractor over, fridge/freezer, double oven incorporating microwave/grill and Beko dishwasher, laminate flooring, window to rear aspect and French door opening into:

Garden Room Approx 14'5 x 8'7 (4.4m x 2.6m)

Constructed on a brick plinth with triple aspect windows, French doors opening into the rear garden and laminated flooring.





Shower Room Approx 7'3 x 5'5 (2.2m x 1.6m)

White suite comprising w.c, hand wash basin with storage cupboard under, integrated mirror with lighting, shower cubicle, laminate flooring, extractor fan and space for white goods.

First Floor Landing

Frosted window to side aspect, door to storage cupboard with shelving and doors to:

Master Bedroom Approx 20'7 x 8'9 (6.3m x 2.7m)

Generous double bedroom with window to rear aspect.

Bedroom Two Approx 17'7 x 6'4 (5.3m x 1.9m)

Lengthy double room with window to rear aspect and access to loft.

Bedroom Three Approx 14'5 x 9'1 (4.4m x 2.7m)

Another double room with bay window to front aspect and an extensive range of built-in wardrobes.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, panel bath with shower attachment, laminate flooring, heated towel rail, integrated mirror with lighting, spot-lights, and extractor fan.

Outside

The property is conveniently located just a stone's throw away from Ipswich Hospital and is well placed for access to the town centre via the adjacent ring road. The property is set well back from the road and is accessed via a private drive providing off-road parking for a number of vehicles. Side access leads to the predominately lawned, proportionate rear gardens, which incorporate a decked area, as well as a range of timber outbuildings, with boundaries defined by panel fencing.

Services

Mains water, drainage, electricity, and gas.

Local Authority

Ipswich Borough Council

Council Tax Band - B





Energy performance certificate (EPC)		
241, Heath Road IPSWICH IP4 5ST	Energy rating D	Valid until: 10 February 2026 Certificate number: 8805-2998-9629-5196-4263

Property type	Semi-detached house
Total floor area	73 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/landlords-on-the-regulations-and-exemptions) (<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 D. 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 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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