



St. Peters Close | Henley | IP6 0RH

Price £395,000 Freehold

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estate agents

St. Peters Close, Henley, Ipswich, IP6 0RH

NO ONWARD CHAIN - We are delighted to be offering for sale this extended three bedroom detached family home located in the popular village of Henley, approximately 5 miles North of Ipswich town centre and just 2.5 miles West of the village of Claydon and benefiting from a local Primary school, garage, church and community hall. The property is arranged over two floors comprising entrance hall, lounge, modern fitted kitchen, dining/family room, utility room, G/F wet room, integral garage, store room, first floor leading to two double bedrooms, single bedroom and family bathroom. The property has electric heating, triple glazed windows (except for the lounge window which is double glazed), off road parking for 3 - 4 cars + garage and established gardens front & rear.

STORM PORCH

Covered storm porch, UPVC door into entrance hall.

ENTRANCE HALL

Brush mat on entry, carpeted flooring, electric radiator, storage under stairs, doors to lounge, dining and kitchen.

LOUNGE

18' 1" x 12' (5.51m x 3.66m) Carpeted flooring, 2 electric radiators, stone fire place, double glazed window to front aspect.

KITCHEN

14' 5" x 8' 2" (4.39m x 2.49m) Modern eye level and matching glossy fronted units with roll edge work tops, Neff 4 ring hob with extractor over Neff wall oven & grill, integrated dish washer, inset sink with drainer, hot & cold mixer tap, space for fridge freezer, vinyl floor covering, triple glazed window to rear aspect, door to side aspect.

DINING/FAMILY ROOM

17' 2" x 13' max (5.23m x 3.96m) Carpeted flooring, 2 radiators, triple glazed window to rear aspect, built in cupboards providing storage, door through to side lobby.

SIDE LOBBY

Walk through to utility and door to wet room.





WET ROOM

6' 9" x 4' 7" (2.06m x 1.4m) Non slip flooring, low level WC, wash hand basin and electric shower, electric radiator, triple glazed window to rear aspect.

UTILTY

12' 3" x 8' 4" (3.73m x 2.54m) Vinyl floor covering, matching eye level and base units with roll edge work top, inset sink with mixer hot & cold tap, plumbing for washing machine, space for tumble dryer, electric radiator, sky light, door into garage and door into storage room.

GARAGE

16' 11" x 8' 0" (5.16m x 2.44m) Remote controlled roller door, power & lighting connected.

STORAGE ROOM

8' x 7' (2.44m x 2.13m) Double glazed side door out to garden power & lighting connected.

STAIRS

Carpeted stairs and landing, loft hatch, 2 door built in storage cupboard, airing cupboard housing hot water immersion cylinder, doors to bedrooms and bathroom.

BEDROOM 1

11' 9" x 10' 7" (3.58m x 3.23m) Carpeted flooring, 2 door built in wardrobe, further matching wardrobes to remain, triple glazed window to front aspect, electric radiator.

BEDROOM 2

11' 9" x 11' 3" (3.58m x 3.43m) Carpeted flooring, 5 door built in wardrobe plus a further 2 door built in wardrobe, Triple glazed windows to side and rear aspect, electric radiator.

BEDROOM 3

8' x 5' 9" (2.44m x 1.75m) Carpeted flooring, triple glazed window to front aspect, electric radiator.

BATHROOM

8' x 5' 9" (2.44m x 1.75m) Comprising low level WC, wash hand basin and bath with electric shower over, extractor fan, triple glazed window to rear aspect, heated towel rail, carpeted flooring.

OUTSIDE

Driveway leading to garage with remote controlled roller door, off road parking for 3 - 4 cars to front of garage, lawn, side pedestrian access to rear garden, patio area, lawn flower & shrub borders, metal storage shed, gardens are all enclosed by fencing.

COUNCIL

Mid Suffolk Council

Council tax band (D) £1,984.00

St. Peters Close
Henley
IPSWICH
IP6 0RH

Energy rating

E

Valid until: 7 September 2032

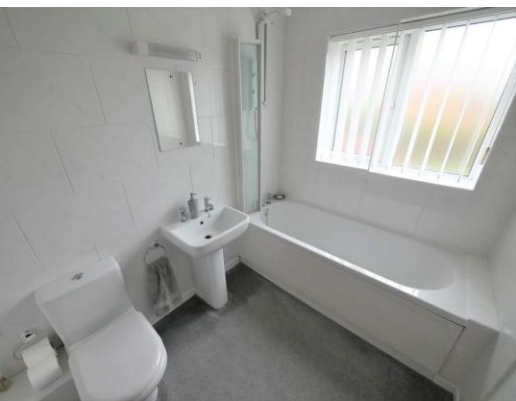
Certificate number: 2705-4721-9711-3947-6412

NEAREST SCHOOLS

Henley primary school, Claydon high school.

SERVICES

We understand all mains services are connected except for gas.



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