



Henniker Road | Ipswich | IP1 5HQ

Guide Price £350,000 Freehold



yi your ipswich
estate agents

Henniker Road, Ipswich, IP1 5HQ

Favourably tucked at the end of a private driveway serving only four homes sits this impressive, three double bedroom detached bungalow with all the luxurious modern trappings expected. Accessed by double gates, you are met by a sizeable brick paved driveway providing ample off-road parking for several vehicles and a detached garage, internally, the generously proportioned and well arranged accommodation comprises; entrance hall, striking lounge-kitchen-diner living space with integrated kitchen appliances, three double bedrooms, en-suite to main bedroom and family bathroom, all finished to an excellent standard throughout. The garden is mainly laid to artificial lawn and enjoys a generous entertainment patio, furthermore, there is a decked spa area (existing hot tub and sauna negotiable), a line of fruit trees to the rear and an open tree lined outlook all enclosed by fencing. There is the further benefit of Solar panels which supplement electric usage and the Royal Commons Park which is a stones throw away for pleasant walks and recreation. Viewing is highly recommended.

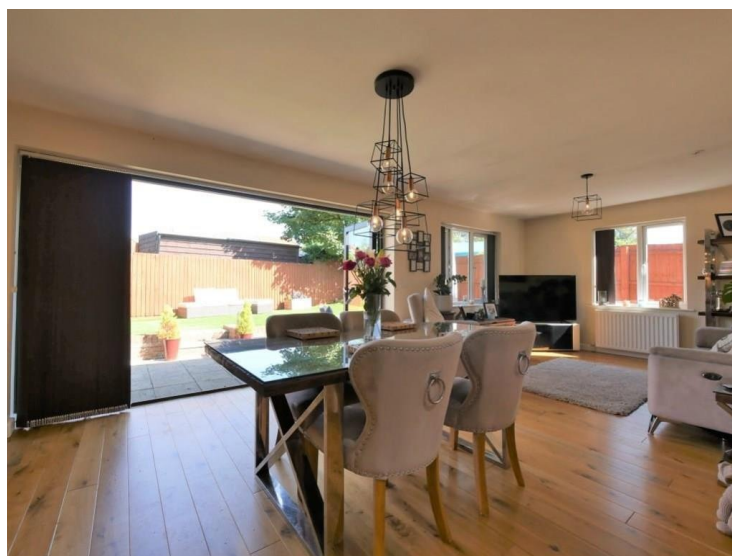
COMPOSITE FRONT DOOR TO ENTRANCE HALL

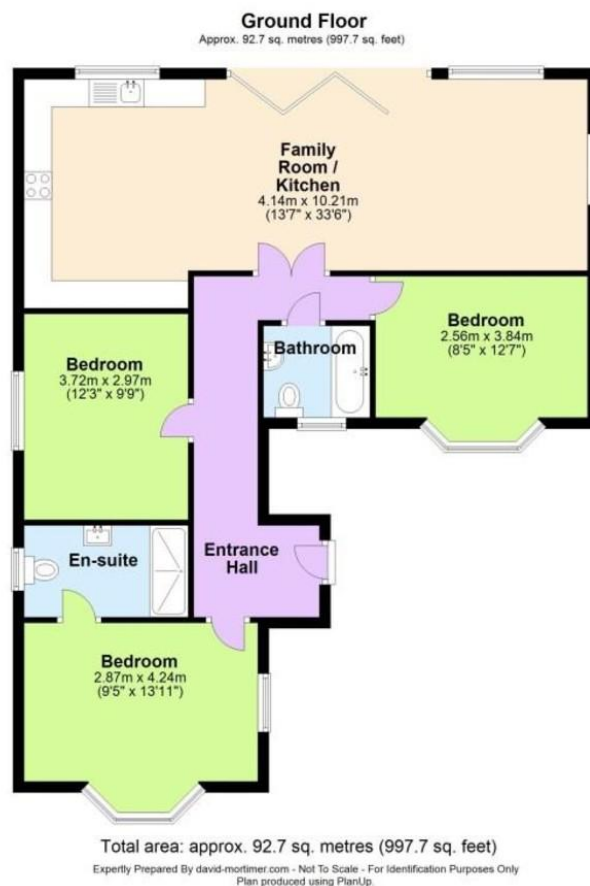
ENTRANCE HALL

Radiator, loft access to predominantly boarded loft space with ladder and light, engineered oak flooring, oak doors to bedrooms and bathroom, double glass panelled oak door to lounge-kitchen-diner.

LOUNGE-KITCHEN-DINER LIVING SPACE

33' 6" x 13' 7" approx. (10.21m x 4.14m) Dual aspect with two double glazed windows to side, double glazed window to front, double glazed bi-fold doors opening to reveal garden, two radiators, television point, extensive contemporary range of base and eye level fitted cupboard and drawer units with under unit courtesy lighting over wood effect work surfaces, ceramic sink drainer unit with flexi mixer tap, matching cupboard concealing wall mounted gas fired boiler, built-in double oven, inset electric induction hob with extractor over, integrated fridge-freezer, dish-washer and washing-machine, engineered oak flooring, inset ceiling lights.





BEDROOM ONE

13' 11" x 9' 5" into bay. approx. (4.24m x 2.87m) Dual aspect with double glazed bay window to side, double glazed window to front, television point, door to en-suite.

EN-SUITE SHOWER

Obscured double glazed window to rear, chrome heated towel rail, walk in double shower with self draining floor, thermostatic shower and glass screen, low level WC, mounted hand-wash basin with mixer tap and cupboard under, stone effect tiled splash backs and floor, extractor fan, inset ceiling lights.

BEDROOM TWO

12' 7" x 8' 5" plus bay. approx. (3.84m x 2.57m) Double glazed bay window to side, radiator, television point.

BEDROOM THREE

12' 3" x 9' 9" approx. (3.73m x 2.97m) Double glazed window to rear, radiator, television point.

FAMILY BATHROOM

Obscured double glazed window to side, chrome heated towel rail, panelled bath with central mixer, thermostatic shower over and side screen, mounted hand-wash basin with mixer tap and cupboard under, low level WC, stone effect tiled splash backs and floor, extractor fan, inset ceiling lights.

OUTSIDE

Accessed by double gates, you are met by a sizeable brick paved driveway providing ample off-road parking for several vehicles and a detached garage with up and over entry door, mains power and lighting (currently used as a gymnasium). The garden is mainly laid to artificial lawn and enjoys a generous entertainment patio, furthermore, there is a decked spa area (existing hot tub and sauna negotiable), a line of fruit trees to the rear and an open tree lined outlook all enclosed by fencing.

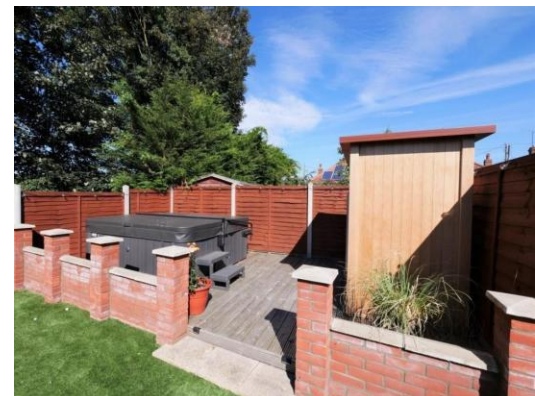
IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,154.69 PA (2023-2024).

NEAREST SCHOOLS

Whitehouse Primary and Westbourne Academy High.

Energy performance certificate (EPC)																																			
Heroniker Road IPSWICH IP1 5HQ	Energy rating	Valid until:	3 July 2026																																
	B	Certificate number: 6145-3854-7338-3706-6825																																	
Property type		Detached bungalow																																	
Total floor area		100 square metres																																	
Rules on letting this property <p>Properties can be let if they have an energy rating from A to E.</p> <p>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).</p>																																			
Energy rating and score <p>This property's current energy rating is B. It has the potential to be B.</p> <p>See how to improve this property's energy efficiency.</p>		<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td>84 B</td> <td>86 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B	84 B	86 B	69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
Score	Energy rating	Current	Potential																																
92+	A																																		
81-91	B	84 B	86 B																																
69-80	C																																		
55-68	D																																		
39-54	E																																		
21-38	F																																		
1-20	G																																		



**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