



Heath Road, Ipswich, IP4 5RZ

Price £385,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - We are delighted to be offering for sale this extended 4 bedroom semi-detached family home located to the East of Ipswich in the Copleston school catchment close to local shops, bus service and Heath Road hospital. The property is arranged over 2 floors comprising enclosed entrance porch, entry hall, lounge, dining room, kitchen, utility/cloakroom, glazed lean to, first floor with split stairs leading to 4 bedrooms and family bathroom. The property is double glazed throughout except for lean to, gas centrally heated, has block paved off road parking for 3 cars, a single garage and mature well established rear gardens.

ENCLOSED ENTRANCE PORCH

UPVC door into entrance porch, tile effect flooring, door into entrance hall.

ENTRANCE HALL

Carpeted flooring, radiator, stairs to first floor, storage under stairs, doors to lounge, dining and kitchen.

LOUNGE

14' 8" max x 12' 5" max (4.47m x 3.78m) Carpeted flooring, double glazed bay window to front aspect, log burner, radiator.

DINING ROOM

14' 8" x 9' 7" max (4.47m x 2.92m) Exposed floor boards, 3 door built in cupboard plus 4 door built in cupboard housing Valliant gas boiler, radiator, part glazed sliding doors through to kitchen, double glazed doors to rear leading into lean to.

KITCHEN

14' 9" x 11' 11" (4.5m x 3.63m) Modern fitted kitchen with matching eye level and base units with roll edge work tops central island breakfast bar, 5 ring gas hob with extractor over Neff wall oven & grill, inset stainless steel sink and drainer, double glazed door and window to rear aspect, radiator, vinyl floor covering, door into utility/cloakroom.

UTILITY/CLOAKROOM

6' 9" x 4' 6" (2.06m x 1.37m) Matching wall and base units with roll edge work top to kitchen, plumbing for washing machine stainless steel sink and drainer with swan neck mixer tap, laminate flooring, radiator, extractor fan, double glazed window to side aspect, low level WC.





Total Area: 142.5 m² ... 1534 ft²
 All measurements are approximate and for display purposes only

LEAN TO

9' 6" x 7' 5" (2.9m x 2.26m) Double doors from dining room, single glazed surround with doors to rear garden, laminate flooring.

STAIRS

Carpeted stairs & landing, split staircase on landing, on the right hand side stairs leads to bedroom and left hand side leads to three bedrooms and bathroom.

BEDROOM 1

15' 5" max x 10' 1" (4.7m x 3.07m) Carpeted flooring, exposed floor boards, double glazed bay window to front aspect, radiator, 2 door and 3 door built in wardrobes.

BEDROOM 2

11' 2" x 11' (3.4m x 3.35m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 4

8' 4" x 6' 8" (2.54m x 2.03m) Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM 3

16' 1" x 6' 11" (4.9m x 2.11m) Carpeted flooring, dual aspect double glazed window to front & rear aspect, radiator.

BATHROOM

7' 8" x 7' (2.34m x 2.13m) Comprising low level WC, hand basin with storage cupboards under, bath with shower mixer tap, corner shower cubicle, laminate flooring, double glazed window to rear aspect, loft hatch, chrome heated towel rail.

GARAGE

12' 4" x 8' 8" (3.76m x 2.64m) Up & over roller door power & lighting connected.

OUTSIDE

Block pave off road parking for 3 cars, access to garage, side pedestrian gate to rear garden. Well stocked mature rear garden, good size rear patio area for entertaining, flower and shrub borders, young fruit trees, timber sheds (may be left at the property) all enclosed by fencing.

COUNCIL

Ipswich Borough Council
 Council Tax Band (C) £2,003.60

NEAREST SCHOOLS

Broke Hall CP School, Copleston High School.

SERVICES

We understand all mains services are connected.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of

assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Heath Road IPSWICH IP4 5RZ	Energy rating D	Valid until: 2 September 2030
		Certificate number: 8802-8877-1122-8307-0103



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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