



Rock Estates



Caird Field

Henley, Ipswich, IP6 0FS

Guide price £550,000



3



2



1



A

Caird Field

Henley, Ipswich, IP6 0FS

Detached three bedroom bungalow situated in an exclusive cul-de-sac in the popular village of Henley.

Nestled at the end of a peaceful and exclusive cul-de-sac of only eleven properties, this exceptional three-bedroom detached bungalow is set on a generous plot, offering an abundance of outdoor space. Constructed to the highest standards, the property boasts an impressive A EPC rating, ensuring eco-friendly and economical running costs. With numerous sustainable features, this deceptively spacious home combines modern living with energy efficiency.

Key Features:

- Light and airy interiors with a thoughtfully designed vaulted ceiling in the main living area.
- Bespoke kitchen with high specification appliances.
- Full-width bifold doors opening to the rear garden patio, perfect for indoor-outdoor living.
- Well-appointed utility room.
- Three generously sized bedrooms, including a master suite with a luxurious en-suite bathroom.
- Stylish main bathroom with high-end finishes.
- Large rear garden overlooking open countryside.
- Indian sandstone patio areas and path.
- Single garage with electric roller door, approached by a red-brick driveway

Eco-Friendly Features:

- Solar panel system for energy efficiency.
- State-of-the-art underfloor heating throughout.
- Internal heat recovery system for improved air quality and temperature control.
- Iron Grey James Hardie plank external elevations for added insulation and low maintenance.
- Composite slate roof tiles complementing the modern aesthetic.
- Air Source Heat Pump





Henley

Henley village offers a tranquil, countryside setting while being within easy reach of Ipswich and its array of shopping, dining, and recreational facilities. A mainline station provides a direct link to London, with a journey time of around 65 minutes. The village itself fosters a strong community spirit, featuring a community center, football field, and a local farm shop. Convenient transport links, including a bus stop and nearby garage, further enhance the appeal of this location. Henley Preschool is just around the corner, along with the local high school bus stopping a short distance away, making this the perfect location for families looking for a semi-rural lifestyle.

Front

To the front the property is partially laid to lawn with a border of shrubs and flowers. There is a large brick paved driveway providing off road parking for multiple cars, whilst the Indian sandstone pathway leads to the front door.

Entrance Hall

The spacious entrance hall offers multiple storage cupboards, with one of the cupboards housing the controls for the underfloor heating, solar panels, fuse box and internet allowing easy access. The entrance hall is finished with oak effect luxury vinyl tile flooring and underfloor heating, with doors to:

Kitchen/ Dining/ Living Space

24'4" x 16'5" (7.44 x 5.02)

Impressive open plan kitchen/ dining and living space with vaulted ceiling and bi-fold doors opening to the rear garden. Comprising of a bespoke kitchen from Simply Wood the kitchen offers a range of wall and floor mounted units and drawers as well as a pantry style pull out cupboard. The kitchen benefits from MAK stone work surfaces and integrated appliances such as two ovens, fridge/freezer and dishwasher. Inset stainless steel sink with chrome mixer tap including filtered water option, and limescale remover system. The kitchen is complete with a large island offering additional work space with an integrated induction hob with built-in central extractor. The island also offers built in storage cupboards and drawers, as well as space for seating.

Utility

Part glazed door opening to the rear garden. MAK stone worktop with inset stainless steel sink with mixer tap. Under counter cupboard and space for washing machine and tumble dryer. Oak effect luxury vinyl tile flooring.

Bedroom One

12'7" x 12'2" (3.86 x 3.72)

Double glazed sash style window to the rear aspect. Underfloor heating. TV point. Door to:

Ensuite

Double glazed window to side. Double shower cubicle with chrome fixtures including dual shower system with rainfall and hand held showers. Low level W.C. Wall hung vanity unit with inset basin, tiled splash back and chrome mixer tap. Wall mounted mirror with censored light. Oak effect luxury vinyl flooring. Under floor heating. Chrome heated towel rail. Part tiled walls. Heat recovery system.

Bedroom Two

14'9" x 9'1" (4.52 x 2.79)

Double glazed window to front. TV point. Under floor heating.

Bedroom Three

11'1" x 8'9" (3.38 x 2.69)

Double glazed window to front. TV point. Under floor heating.

Bathroom

Double glazed window to side. Shower cubicle with rainfall and hand held shower. Bath tiled tiled surround and chrome mixer tap including hand held shower attachment. Low level W.C. Pedestal hand wash basin with tiled splash back and chrome mixer tap. Wall mounted mirror with censored light. Chrome heated towel rail. Oak effect luxury vinyl tile flooring. Under floor heating. Heat recovery system.

Garden

The private SOUTH facing rear garden is enclosed with wooden fencing and enjoys views over the open countryside. The garden will be predominantly laid to lawn and offers a sizeable patio area.

Garage & Parking

Attached to the property is the single garage with anthracite grey electric roller door to the front. There is a brick paved driveway offering ample off road parking for a number of vehicles.

Services

Services - Mains water, electricity and drainage connected.

GROUND FLOOR

The ground floor plan shows a central entrance hall leading to three bedrooms (Bedroom 1, Bedroom 2, and Bedroom 3), a bathroom, and an ensuite. The living room is located at the front, adjacent to the kitchen/breakfast room. A utility room and garage are situated at the rear. Several built-in features like cupboards and upboards are indicated.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating

Rating Band	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	94	97
E (39-54)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating Band	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)	94	97
E (39-54)		
F (21-38)		
G (1-20)		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC

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