



Henley Road | Ipswich | IP1 6RL

Price £440,000 Freehold

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estate agents

Henley Road, Ipswich, IP1 6RL

A great opportunity to purchase this 3 - 4 bedroom detached family bungalow, located to the North of Ipswich on Henley Road set back with service road to front. A short walk to local shops including bakers, post office, chemist, CO-OP and Man On The moon public house and restaurant. The bungalow offers spacious living accommodation comprising, entrance hall, cloak room, dining room with walk through to lounge, side sun room, 3 double bedrooms plus single bedroom/study, family shower room, further benefits include spacious attached garage with remote controlled up & over roller door, block paved parking for minimum 6 cars, double glazed, gas centrally heated, well stocked good size mature rear gardens. BOOK YOUR APPOINTMENT TODAY.



ENTRANCE HALL

10' x 5' 11" (3.05m x 1.8m) UPVC door into entrance hall, Parquet flooring, radiator, door to bedroom 4/study, cloak room and dining room.

BEDROOM 4/STUDY

11' max x 8' narrowing to 5 (3.35m x 2.44m) Carpeted flooring, double glazed window to side aspect, radiator.

CLOAKROOM

Comprises low level WC, wash hand basin, floor storage cupboards, loft hatch, double glazed window to side aspect, vinyl floor covering, floor to ceiling tiled walls.



DINING ROOM

11' x 10' 11" (3.35m x 3.33m) Parquet flooring, double glazed window to front aspect, radiator, walk through to lounge.

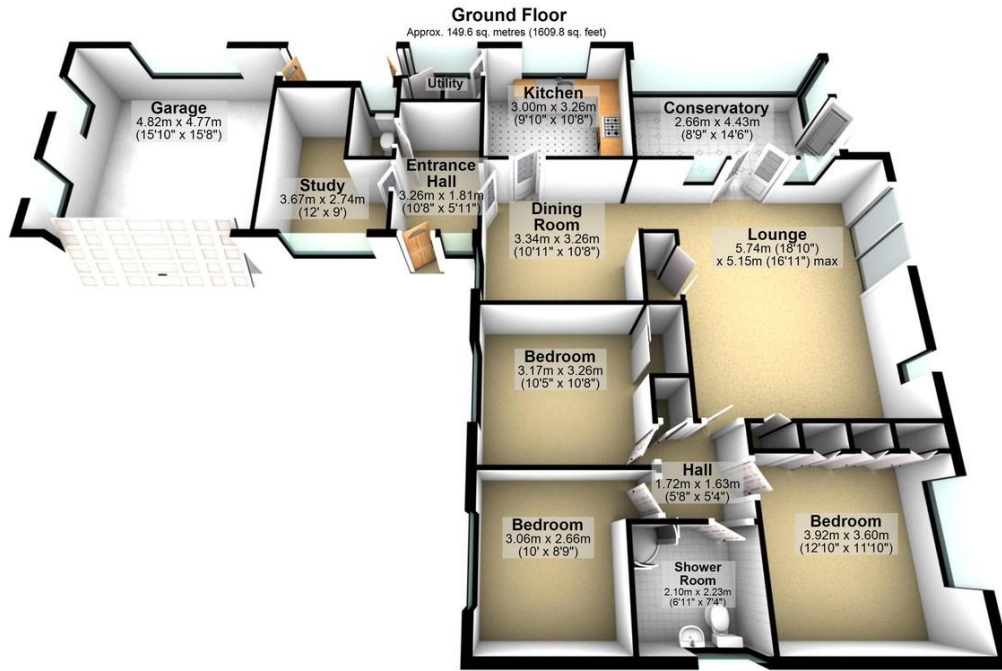
LOUNGE

18' 10" x 14' 10" (5.74m x 4.52m) Parquet flooring, double glazed French doors to rear garden, coal effect gas fire with marble hearth, 2 door built in storage cupboards, doors to sun room and bedrooms.

SUN ROOM

14' x 9' (4.27m x 2.74m) Tiled flooring, radiator, double glazed doors to rear aspect.





Total area: approx. 149.6 sq. metres (1609.8 sq. feet)

HALLWAY

Door from lounge to hallway with doors to bedrooms and bathroom, airing cupboard housing hot water cylinder, carpeted flooring.

BEDROOM 1

12' 11" x 11' 10" (3.94m x 3.61m) Laminate flooring, 8 door built in wardrobe, double glazed window to rear aspect, radiator.

BEDROOM 2

10' x 10' (3.05m x 3.05m) Carpeted flooring, double glazed window to front aspect, 2 door built in wardrobe, radiator.

BEDROOM 3

9' 11" x 8' (3.02m x 2.44m) Laminate flooring, double glazed window to front aspect, 5 door mirrored wardrobe, radiator.

SHOWER ROOM

7' x 6' (2.13m x 1.83m) Comprising low level WC, wash hand basin with cupboards under, shower cubicle, floor to ceiling tiled walls, tiled flooring, double glazed window to side aspect, radiator, chrome heated towel rail.

GARAGE

15' x 15' (4.57m x 4.57m) Remote controlled up & over

roller door, power & lighting connected, windows to front and side aspect, pedestrian door to rear.

KITCHEN

12' x 10' (3.66m x 3.05m) Eye level with matching base units with roll edge work tops, 6 ring gas Cannon cooker range stainless steel extractor hood over, inset sink with swan neck mixer tap, plumbing for washing machine & dish washer, tiled flooring, space for American size fridge freezer, radiator, double glazed window to side aspect, part glazed door to rear lobby.

REAR LOBBY

Recess with work top, wall mounted gas Potterton boiler, further shelved storage cupboard, tiled flooring, part glazed door to side covered walkway to garage, with access to side gardens.

OUTSIDE

Service road leading to block paved area for off road parking up to 6 cars, garage with remote controlled up and over roller door, front garden with lawn, flower and shrub borders, access down both sides of the bungalow leading to rear garden with patio area, fish pond with mature pond vegetation, lawn, mature well stocked flower and shrub borders, variety of bushes, pergola area, summer house and garden shed, gardens are all enclosed by fencing.

COUNCIL

Ipswich borough council
Council Tax Band (E) £2,633.51

Henley Road IPSWICH IP1 6RL	Energy rating D	Valid until: 25 July 2033
		Certificate number: 3800-7868-0722-7225-3373

NEAREST SCHOOLS

Dale Hall Community primary school & Ormiston Endeavour Academy school.

SERVICES

We understand all mains services are connected.



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