



**Heath Road, Ipswich IP4 5SP**

**welcome to**

**Heath Road, Ipswich**

HOUSE- TWO RECEPTION ROOMS \*\*STUDY \*\*CONSERVATORY \*\*FOUR BEDROOMS \*\*LARGE REAR GARDEN & PARKING \*\*

ANNEX - \*\*SEPARATE FRONT DOOR \*\*LOUNGE \*\*KITCHEN \*\*BEDROOM \*\*SHOWER ROOM \*\*SEPARATE BOILER \*\*GARDEN \*\*PARKING \*\*OR (ONE LARGE PROPERTY \*\*SEVEN BEDROOMS \*\*TWO RECEPTION ROOMS \*\*STUDY \*\*CONSERVATORY)



## Main House

### Entrance Door Into-

### Hallway

Karndean flooring with stairs to first floor and built in cupboard.

### Dining Room

11' 8" x 11' 5" (3.56m x 3.48m)

Double glazed window to the front. Wood flooring.

### Kitchen

9' 1" x 11' 3" (2.77m x 3.43m)

Square sink unit with mixer tap over. Adjoining work surface with under cupboards and drawers with matching base units. Integral fridge freezer with space for washing machine and dish washer. Built in gas hob with extractor hood and double electric oven. Inset lighting and double glazed window to the rear.

### Living Room

21' 2" Max x 11' 4" (6.45m Max x 3.45m)

Double glazed window to the front. Gas coal effect fire with mantelpiece surround. French doors into-

### Conservatory

17' x 11' 3" (5.18m x 3.43m)

Double glazed surround with door into rear garden.

### Study

15' 10" x 8' 2" (4.83m x 2.49m)

Double glazed window to the front.

### Landing

Double glazed window to the rear with shutters. Built in airing cupboard.

### Main Bedroom

12' 5" x 9' 1" (3.78m x 2.77m)

Double glazed window to both the front and side

### Bedroom Two

12' 5" x 12' 1" (3.78m x 3.68m)

Double glazed window to both the front and side.

### Bedroom Three

11' 4" x 8' 11" (3.45m x 2.72m)

Double glazed window to the rear.

### Bedroom Four/dressing Room

8' 10" x 5' 5" To Wardrobe (2.69m x 1.65m to Wardrobe)

Double glazed window to the front. Built in sliding door wardrobe.

### Bathroom

Three piece suite comprising of P-shaped bath with shower over, vanity ash hand basin and low level W/C. Tiles walls with obscured double glazed window to the rear.

### Outside

#### Front Garden

Part enclosed by small brick wall, paved with parking for a least four cars. Access into-

#### Rear Garden

Large rear garden which is enclosed by panel fencing. Mainly laid to lawn with some shrubs and paved patio area. Extremely large shed well presented with power and light.

### Self-Contained Annex

#### Front Entrance Door Into-

#### Hallway

#### Living Room

13' 1" x 11' 6" (3.99m x 3.51m)

Double glazed French doors to joint rear garden.

Electric fire place with mantelpiece surround.

#### Kitchen

9' 3" x 6' (2.82m x 1.83m)

Single sink unit with mixer tap over, adjoining work

surface with under cupboards and drawers and matching base units. Built in electric oven and gas hob. Space for fridge and wall mounted boiler. Double glazed window to the rear.

### Bedroom 5

11' 6" x 9' 1" (3.51m x 2.77m)

Double glazed window to the front and fitted wardrobe.

### Shower Room

Three piece suite comprising of shower cubical, pedestal wash hand basin and low level W/C. Half tiled with tiled flooring and obscured double glazed window to the front.



**view this property online** [williamhbrown.co.uk/Property/IPW103171](http://williamhbrown.co.uk/Property/IPW103171)



welcome to

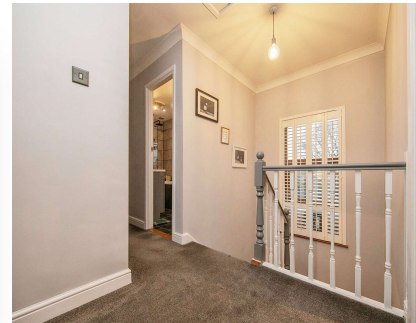
## Heath Road, Ipswich

- Two Properties Under One Title Deed, Easily made into one large property
- Four/Seven Bedroom House
- Two Reception Rooms
- Conservatory
- One Bedroom Annex (Or one large House)

Tenure: Freehold EPC Rating: C

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/IPW103171](http://williamhbrown.co.uk/Property/IPW103171)



Property Ref:  
IPW103171 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we will ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01473 721965**



[IpswichEast@williamhbrown.co.uk](mailto:IpswichEast@williamhbrown.co.uk)



33 Woodbridge Road East, IPSWICH, Suffolk,  
IP4 5QN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**