



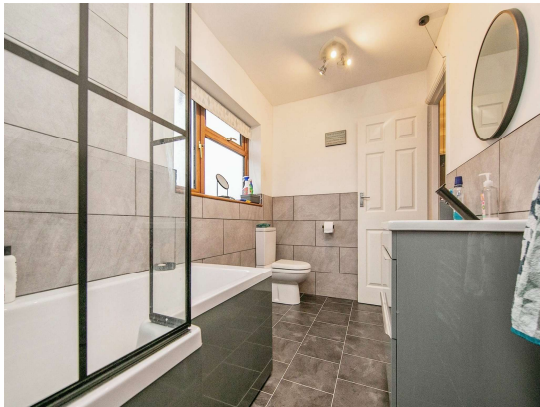
**Heath Road, Ipswich IP4 5SP**

**welcome to**

**Heath Road, Ipswich**

HOUSE-**\*\*FOUR BEDROOMS \*\*TWO RECEPTION ROOMS \*\*STUDY \*\*CONSERVATORY \*\*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 fireplace 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.



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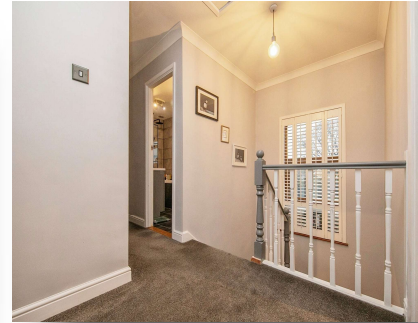
## **Heath Road, Ipswich**

- 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

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Property Ref:  
IPW103171 - 0010

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