



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

## 295 Henley Road, Ipswich IP1 6TB

£700,000

An EXTENDED five bedroom DETACHED house situated in a sought after area on the north western fringes of Ipswich. This STUNNING & IMMACULATE family home benefits from a 18ft 9" lounge, 25ft open plan kitchen/diner, 20ft garden room/conservatory, a beautiful 18ft master bedroom suite with vaulting ceilings and en-suite. With well kept gardens, solar panels, double garage and off road parking and sits back just off Henley Road on the slip road.



#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

## 295 Henley Road, Ipswich, IP1 6TB

### Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

### Double glazed door to

#### RECEPTION HALLWAY:

Light and airy space with Karndean flooring, radiator, cupboard, double doors to the kitchen, door to lounge and stairs off.

#### CLOAKROOM:

W.C, hand wash basin, extractor, radiator and Karndean flooring.

#### LOUNGE: 18'9 x 12'7 (5.72m x 3.84m )

Double glazed window to front, feature electric fire with remote control, Karndean flooring, door to conservatory/garden room.

#### OPEN PLAN KITCHEN/DINER: 25'5 x 11'8 (7.75m x 3.56m)

The kitchen has a range of wall and base units, ceramic 2 bowl sink and drainer, worktops, drawers, integrated under counter fridge, dishwasher, Rangmaster oven and hob with extractor over, tiled splash backs, Karndean floor, double glazed door to rear, door to utility and open through to...

DINING SPACE: With Karndean flooring, radiator and sliding door to conservatory/garden room.

#### UTILITY ROOM: 6 x 5'6 (1.83m x 1.68m)

Double glazed window to side, sink and drainer, wall and base units, worktop and space for appliances. Cupboard housing boiler serviced annually. Door to garage.

#### GARDEN ROOM/CONSERVATORY: 20 x 10'7 (6.10m x 3.23m)

Double glazed windows and doors, radiator, wall lights, Karndean flooring. New pitched roof added in 2021 with skylights and spot lighting.

#### 1st FLOOR LANDING:

Double glazed window to front, loft access, airing cupboard with water tank. Doors off.

#### MASTER BEDROOM: 18'8 x 13'3 (5.69m x 4.04m)

Stunning master bedroom suite with feature vaulted ceiling, built in wardrobes, double glazed windows fitted with shutters, door to

#### EN-SUITE:

Double glazed skylight, shower cubicle, vanity unit with W.C and hand wash basin and towel radiator.

#### BEDROOM TWO: 12'9 x 10'4 (3.89m x 3.15m)

Double glazed window to rear, built in wardrobes, radiator and Karndean flooring.

#### BEDROOM THREE: 11'8 x 10'2 (3.56m x 3.10m)

Double glazed window to rear, built in wardrobes, radiator and Karndean flooring.

#### BEDROOM FOUR: 12 x 8 (3.66m x 2.44m)

Double glazed window to front, radiator and Karndean flooring.

#### BEDROOM FIVE: 8 x 8 (2.44m x 2.44m)

Double glazed window to rear, radiator and Karndean flooring.

#### BATHROOM:

Double glazed window to side, bath with mixer shower tap, W.C, hand wash basin and radiator.

#### OUTSIDE:

To the front has off road parking and access to the double garage with electric doors. 20ft 7' x 8ft 2'. Access to the rear via a side gate.

The well kept, westerly facing rear garden is mainly laid to lawn with sitting areas, path with brick edgings and flower/shrub beddings. Outside tap, power sockets, lighting, shed and fence.

The double garage has 2 doors, power and lighting connected, water softener, solar panel batteries and consumer unit. There is an outside tap at the front on the house.

