



Henniker Road, Ipswich,  
£322,500



- **DETACHED HOUSE**
- **CLOAKROOM**
- **THREE BEDROOMS**
- **TWO RECEPTIONS**
- **FITTED KITCHEN**
- **FRENCH DOORS TO GARDEN**
- **FOUR PIECE BATHROOM SUITE**
- **AMPLE PARKING**
- **GARAGE TO THE REAR**
- **INDIVIDUAL HOME**



An individual three bedroom detached family house located in this convenient location to the West of Ipswich close to, shops, retail park and A14/A12 access.

**PROPERTY:**

A brilliant opportunity to acquire this well proportioned three bedroom two reception detached house located to the West of Ipswich. The spacious well planned home is modern in design and offers most of the modern day needs, needed from a family home including:- cloakroom, gas to radiator heating, feature stand alone log burner, double glazing, separate dining room, kitted kitchen, French doors to garden and four piece bathroom suite to name a few. The accommodation comprises:- entrance hallway, cloakroom, living room, dining room/second reception and kitchen. The first floor consists of three bedrooms and a modern bathroom suite. Outside there is ample off road parking to the front, enclosed rear garden with access to a further drive and garage.



Council Tax: Band C  
Ipswich



**LOCATION:**

Henniker Road is located to the west side of the town centre and is conveniently located for ideal access to the A14/A12 and a range of local shops, retail park, schools and amenities. Nearby supermarkets such as Asda, Morrisons and Aldi are within easy access. Ipswich is a very popular commuter town, close to the Essex-Suffolk border, benefiting from its proximity to the A12 and A14 which offers easy access to Bury St Edmunds, Felixstowe and Colchester, and its manned train station which runs a regular service to London Liverpool Street and Lowestoft. The town boasts a prosperous high street, a large hospital with additional medical and dental facilities, a number of schools and academies in addition to the Suffolk New College and University of Suffolk campuses, a vibrant night life supported by a variety of pubs and bars, a variety of dining establishments including restaurants, cafes and takeaways catering cuisines to suite every palate, and a wealth of entertainment and leisure facilities including gyms, swimming pools, outdoor parks and green spaces, museums, libraries, theatres and cinemas.

**ENTRANCE HALLWAY:**

Double glazed entrance door to:- radiator, stairflight to first floor landing, storage cupboard under stairs and tiled flooring.

**CLOAKROOM:**

4'11 x 2'5 (1.50m x 0.74m)  
Double glazed frosted window to side elevation, low level WC, corner wash hand basin, radiator wainscoting and tiled flooring.

**LIVING ROOM:**

17'0 x 13'4 (5.18m x 4.06m)  
Double glazed box bow window to front elevation, radiator, feature stand alone log burner and double doors to:-





## DINING ROOM/SECOND RECEPTION:

19'6 x 9'0 (5.94m x 2.74m)

Double glazed window to side elevation, radiator, double glazed French doors to garden and access to :-

## KITCHEN:

9'9 x 9'8 (2.97m x 2.95m)

Recessed lighting, double glazed window to rear garden, one and a quarter bowl sink unit with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, wall mounted gas fired boiler, space for cooker heated towel radiator, plumbing for washing machine, space for fridge freezer and tiled flooring

## LANDING:

Double glazed window to side elevation and built in airing cupboard.

## BEDROOM ONE:

12'1 x 11'0 (3.68m x 3.35m)

Double glazed window to rear elevation, radiator, double built in wardrobe cupboard, and wood laminate flooring.

## BEDROOM TWO:

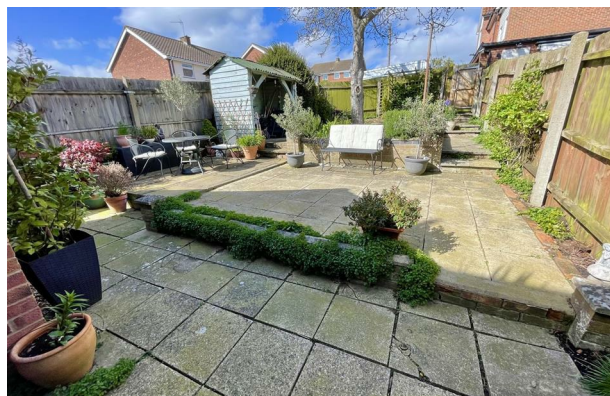
13'0 x 9'11 (3.96m x 3.02m)

Double glazed window to front elevation, radiator, built in cupboard and wood laminate flooring.

## BEDROOM THREE:

10'0 x 9'5 red 6'1 (3.05m x 2.87m red 1.85m)

Double glazed window to front elevation, radiator, bulkhead storage cupboard and wood laminate flooring.





**BATHROOM:**

7'5 x 7'2 (2.26m x 2.18m)

Recessed lighting, extractor fan, double glazed frosted window to rear elevation, low level WC, wash hand basin set into vanity unit, panel bath with mixer tap, corner shower with shower unit and curved screen doors, heated towel radiator, drop light switch and tiled flooring.

**FRONT GARDEN:**

Open plan with paved driveway, raised flower beds and steps to front door.

**REAR GARDEN:**

Paved patio and pathways, flower beds side access, outside water tap, log store and rear pedestrian access to garage and parking.

**GARAGE:**

To the rear of the property , brick construction with wooden access doors and parking in front for a vehicle.

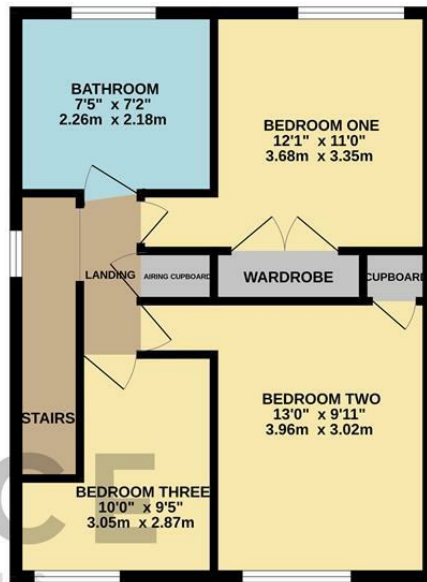




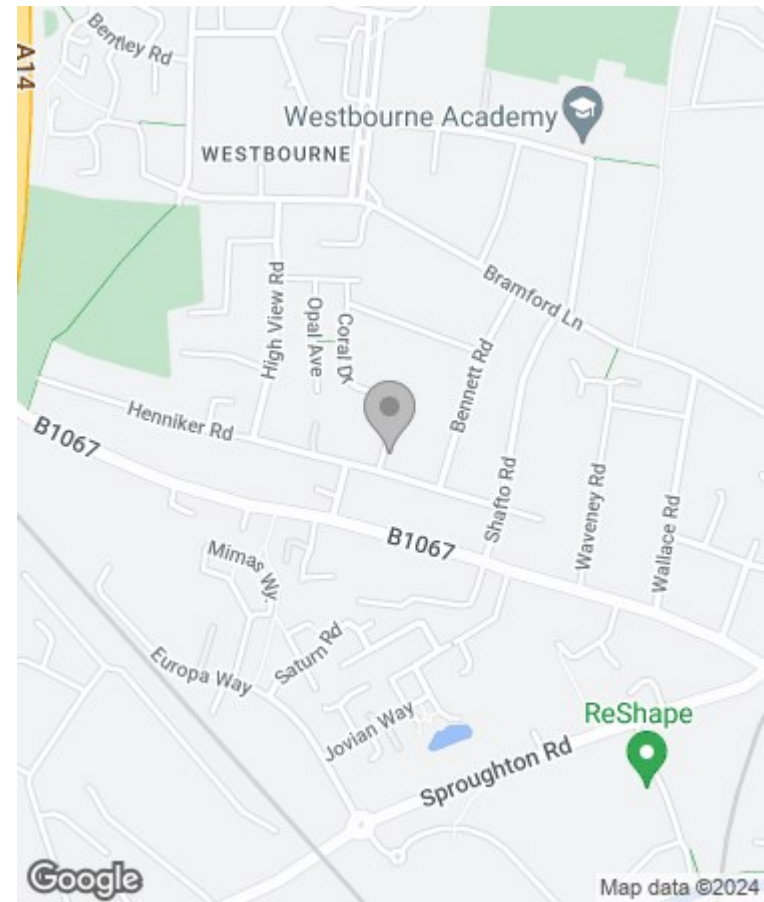
GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.  
Whilst 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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