



GRACE
ESTATE AGENTS



Henley Road, Ipswich,
£950,000

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GRACE ESTATE AGENTS are proud to be presenting this beautiful Detached Property nestled on the desirable Henley Road in Ipswich. This stunning home offers an impressive 2,745 square feet of luxurious living space, perfect for families seeking both comfort and style. Built in 2004, the property has been finished to a high standard, ensuring a modern and inviting atmosphere throughout.

- **Five Bedroom, Detached House**
- **Several Multi-Purpose Outbuildings**
- **Built-In Swimming Pool**
- **Solar Panels**
- **Family Bathroom and Two En-Suite Bathrooms**
- **Substantial Reception Spaces**
- **Considerable Driveway for 5+ Cars**
- **Conversion Opportunity for another Dwelling (Subject to Planning Permission)**
- **Fitted White Goods & Modern Kitchen**
- **Air-Source Pump Heating**

PROPERTY

With Five spacious Bedrooms, this home provides ample accommodation for family and guests alike. The well-appointed reception rooms offer versatile spaces for relaxation, entertainment, or even a several opportunities for home offices, catering to a variety of lifestyle needs. The three contemporary bathrooms ensure convenience and privacy for all residents.

One of the standout features of this property is the inviting swimming pool, ideal for enjoying warm summer days or hosting gatherings with friends and family. Additionally, the property boasts several outbuildings, which can serve multiple purposes, from storage to potential workshops or hobby spaces. Fully fitted with electric and plumbing, these outbuildings also offer a great opportunity for another potential dwelling (Subject to Planning Permission). There is also an EV charging point to the front of the property.

Parking is a breeze with space for up to six vehicles, making it perfect for larger families or those who enjoy hosting visitors. The combination of generous living space, outdoor amenities, and a prime location makes this property a rare find in the Ipswich area.

The property offers the huge benefit of Solar Panels, bringing in a generous income and providing power to the home for a minimal cost (depending on usage). The Air-Source Heating offers an economical and efficient alternative to heating the home.

In summary, this exceptional home on Henley Road is a perfect blend of modern living and outdoor enjoyment, offering a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this remarkable property your own.





LOCATION

Privately situated behind the bordering trees in the front garden, on Henley Road, this property is located for convenience and peaceful living. Next to Ipswich Sports Club, the property backs onto leisure fields, benefitting from minimal view into the garden from the passers by. Just a short drive into the Town Centre, this location is great for access to local amenities, both mainstream and small businesses. There are sufficient bus routes within a 4 minute walk, as well as local shops such as the Co-Op, Post Office and a Bakery just a 7 minute walk around the corner.

Ipswich Train Station: 2.3 Miles (9 minute drive)

The Grove Bus Stop (Closest Stop): 0.1 Miles (3 minute walk)

Dale Hall Community Primary School: 0.4 Miles (9 minute walk)

Castle Hill Infant and Junior Shool: 0.9 Miles (3 minute drive)

Ormiston Endeavor Academy: 1.2 Miles (3 minute drive)

Northgate High School: 1.6 Miles (5 minute drive)

ENTRANCE HALL & PORCH

A spacious entrance hall with wooden flooring, doors to the Living Room, Sitting Room, Cloakroom and Kitchen. Stairs up to First Floor. Large wooden door into house, from porch. Two large doors into Porch from front garden. Tiled Flooring in the Porch.

LIVING ROOM

16'10" x 13'6" (5.14 x 4.12)

Wooden, double doors with windows into Living Room from Entrance Hall, Large Bay Window into Front Garden, Wooden, double doors with windows into the Kitchen/Diner. Wooden Floor, Feature Fireplace.



SITTING ROOM

16'10" x 10'9" (5.15 x 3.28)

Wooden, double doors with windows into Sitting Room from Entrance Hall, Built-In Storage/TV Unit, Window to Front Elevation, Wooden, double doors with windows into Study from Sitting Room. Wooden Flooring. Double Glazing.

STUDY

10'9" x 9'9" (3.28 x 2.98)

Mosaic-Style, Tiled Flooring, Wooden double doors from Sitting Room, another set of doors into the Garden Room, Skylight windows from ceiling, double glazed window to side elevation.

GARDEN ROOM

24'7" x 9'8" (7.51 x 2.96)

Added to the house in 2018, this Garden Room offers a perfect covered seating area, and can also be used as a Pool Room. Bi-Folding Doors into Garden across full rear elevation, double doors from Study, single wooden door from Utility Area into Garden Room. Grey, Wood Effect Tiles, Exposed Brick Wall, Double Glazed Window into Kitchen.

UTILITY ROOM

9'9" x 5'10" (2.98 x 1.80)

Single Wooden Door from Kitchen into Utility Room, Single Wooden Door into Garden Room. Tiled Flooring, Sliding Cupboard Doors with space for Washing Machine/Tumble Dryer.

KITCHEN/DINER

17'8" x 16'10" (5.39 x 5.14)

Single Wooden Door from Entrance Hall into Kitchen, Tiled Flooring, Base Units & Wall Units present, Built-In Microwave at eye-level, gas mains Range Cooker with integrated extractor hood, integrated Dishwasher & free-standing American-Style Fridge/Freezer, centre island with half-oak/half granite top, can be used as a breakfast bar. Grey-scale design with granite counter-top, LED Strip Lighting is fitted underneath the wall units.

SUN ROOM

13'10" x 8'10" (4.23 x 2.71)

Double Doors into Garden, Double Glazed Window to Side Elevation, Tiled Flooring





STAIRS & LANDING

Wooden Stairs with Blue Runner-Style Carpet in the middle. Two flights (U-Shape staircase) up to first floor. Wooden flooring on landing with doors to four bedrooms - Master Bedroom, Bedroom Two, Three and Four - as well as Family Bathroom, Airing Cupboard and second staircase to Second Floor.

MASTER BEDROOM & EN-SUITE

16'10" x 13'6" (5.14 x 4.12)

Wooden Flooring, Built-In Wardrobes, Front Bay Window to front elevation. Door into En-Suite with Walk in shower, basin and WC.

BEDROOM TWO & EN-SUITE

16'10" x 10'9" (5.15 x 3.28)

Carpeted, Two Windows, one to front elevation and one to rear elevation, door into en-suite with corner shower, basin & WC, obscured window from En-Suite.

BEDROOM THREE

12'4" x 9'4" (3.78 x 2.85)

Carpeted, double glazed window to rear elevation

BEDROOM FOUR

8'9" x 7'3" (2.67 x 2.21)

Carpeted, Double Glazed Window to rear elevation

BATHROOM

10'11" x 6'3" (3.34 x 1.91)

Grey Tiled Walls and Flooring, Walk-In Shower, Separate Free-Standing Bath, WC and Basin with mirror cabinet. Double Glazed, Obscured window to side elevation.

BEDROOM FIVE (TOP FLOOR)

42'3" x 12'4" (12.90 x 3.76)

Wooden Floor, Skylights, double glazed window to rear elevation, built-in Wardrobes.

WALK-IN WARDROBE / STORAGE

Carpeted, single light bulb, great storage space or walk in wardrobe

DOUBLE GARAGE

28'1" x 18'11" (8.58 x 5.78)

Two Lift-Up, Overhead Garage Doors, stainless steel sink & countertops.

CLOAKROOM

Situated on the ground floor of the two storey garage building. WC and Wash Basin

OFFICE

18'9" x 12'5" (5.72 x 3.80)

Built In Desk Space, skylights, staircase down to garage and WC. Storage Room and Kitchenette with Stainless Steel sink.

INDOOR GYM / HOME OFFICE

19'2" x 17'7" (5.85 x 5.37)

Large space with stairs up to first floor, double glazed windows, full Wet-Room, shower, Basin & WC.

Kitchenette under stairs. First floor storage space or home office, with basin.

OUTBUILDING

21'4" x 9'5" (6.52 x 2.88)

Wooden shed with Felt roof, split into two rooms. One with double doors into garden, laminate flooring, used as 'man cave'. Other side has double doors into storage space

GARDEN

Walking out from the house, the garden is laid to Patio, with a section of Lawn. Next to the lawn, from the Garden Room, there is the sunken Swimming Pool with patio around the perimeter. The Swimming Pool offers an All-Weather, Safety cover, built to withstand weight enough to walk on it. This provides a great safety feature for Children and Pets. There is a Pump and Filter to ensure efficient removal of debris. There is also the benefit of a water heater to ensure a comfortable swimming temperature.

A unique Safari-Style Hut is situated in the middle of the garden to conveniently separate the garden for pleasure and storage/utility buildings. This hut provides an excellent area for Seating. The build is a wooden frame with canvass wrap-around walls and roll-up door.

The high-end Outdoor Kitchen offers a drinks cooler, Gas-Mains BBQ and plenty of food storage.

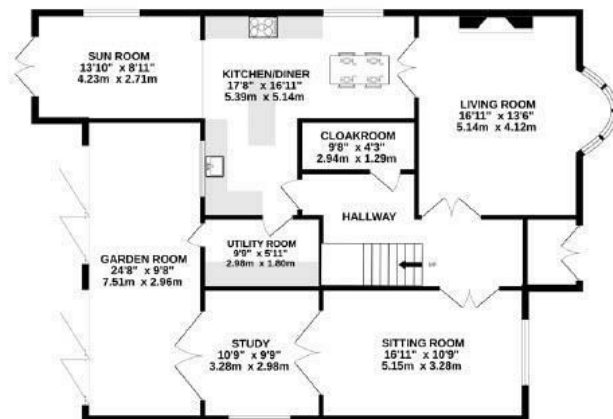
The Garden is West-Facing, allowing Sun throughout the day, as well as a beautiful view of the evening sunset.

To the side of the property, there are Electric Controlled Gates providing a second driveway with access to Double Garage.

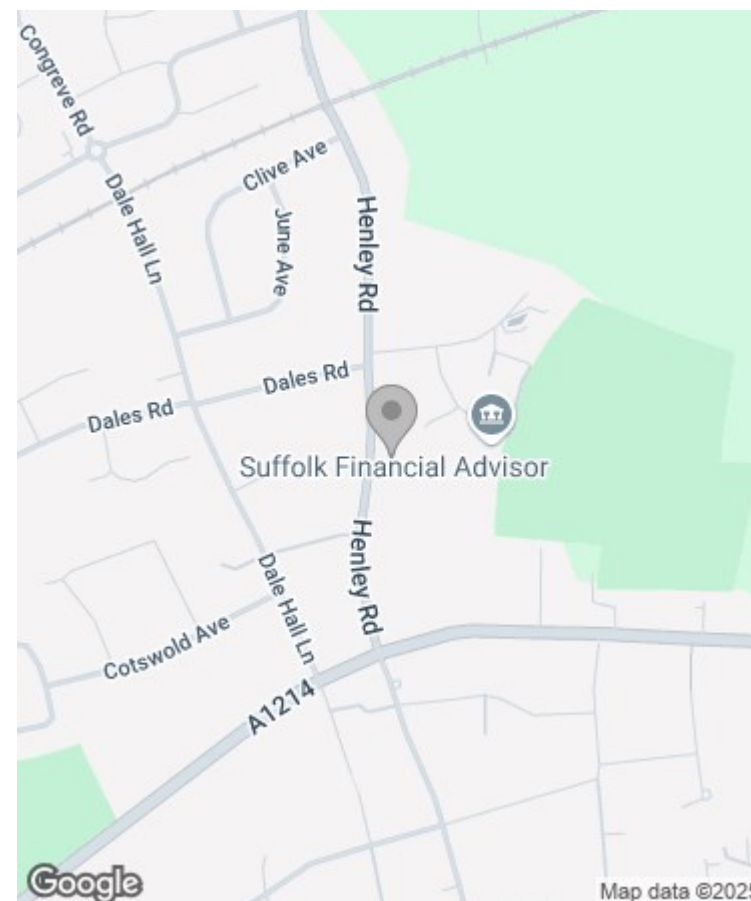
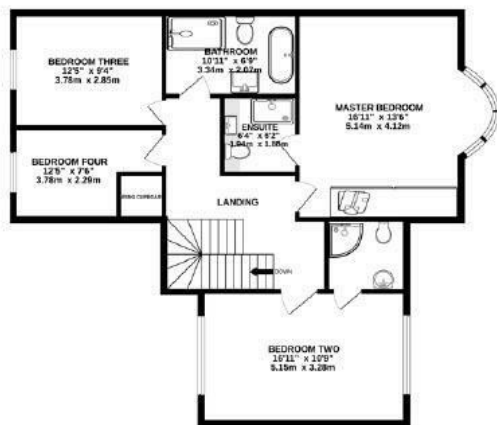




GROUND FLOOR
1379 sq.ft. (128.2 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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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