

oakheart



£200,000

Offers In Excess Of
Henniker Road, Ipswich

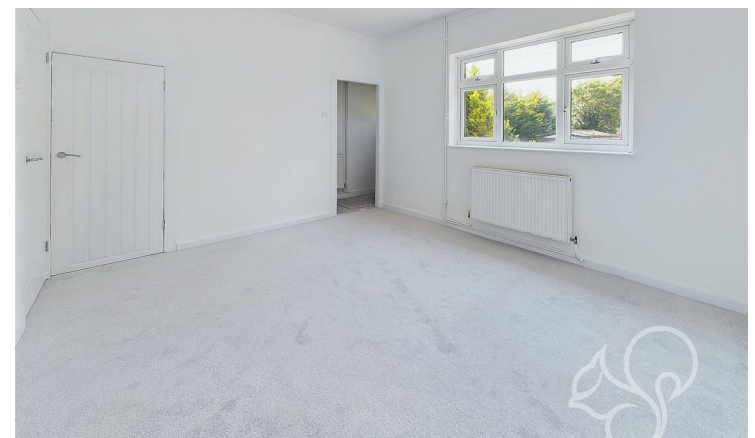
A beautifully renovated three-bedroom end of terrace property, offering a perfect blend of modern style and traditional charm. Situated in a desirable residential street, this home is ideal for first-time buyers, young families, or those looking to downsize without compromising on quality and comfort.

Upon entering, you are greeted by a bright and spacious living area, designed to create a warm and inviting atmosphere. The neutrally decorated lounge is perfect for relaxing and entertaining, with ample natural light pouring in through a large front facing window. The contemporary kitchen is a standout feature of the home, boasting

sleek grey cabinetry, integral oven with four ring hob, inset sink and drainer unit with chrome mixer tap and plenty of counter space for meal preparation. The ground floor also houses a stylish and modern bathroom, complete with premium fixtures and fittings. This well-designed space offers both comfort and practicality, catering to the needs of a busy household. Upstairs, you will find two generously sized double bedrooms, each providing a peaceful retreat for rest and relaxation. The rooms are beautifully finished with neutral decor, allowing for easy personalisation to suit your style. An additional third bedroom, perfect for a child's room, home office, or guest room, completes the upper level.

Outside, the property boasts a generous garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The well-maintained garden features a delightful decking area, perfect for alfresco dining, summer barbecues, or unwinding with a book in the sun.

Call Oakheart today to arrange your viewing!



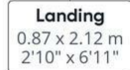








Ground Floor



Floor 1

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Approximate total area^m
65.55 m²
705.58 ft²

Reduced headroom
3.25 m²
35 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	64	
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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