



Henley Road, Ipswich, IP1 4NN

welcome to

Henley Road, Ipswich

This well-presented detached home is located on the prestigious Henley Road and boasts three double bedrooms, a large lounge/diner, a modern kitchen/diner, a beautiful, well-established rear garden, a garage and ample off street parking. COMPLETE ONWARD CHAIN!



Entrance Hall

17' x 5' 8" (5.18m x 1.73m)

Bamboo flooring, an understairs storage cupboard, one radiator, double glazed window to the front, composite front door and a stained glass window to the side.

Cloakroom

7' 3" x 6' 8" max (2.21m x 2.03m max)

Low level WC, pedestal wash hand basin with chrome mixer tap, tiled splashback, bamboo flooring, one radiator and extractor fan.

Lounge/Diner

28' 2" x 13' 8" (8.59m x 4.17m)

Spacious lounge/diner occupying the entire depth of this stunning property with double glazed window to the front, sliding doors leading to the rear garden, allowing ample natural light, carpet flooring, two radiators, TV point and a gas fire with tone surround and base.

Dining Room/Snug

14' 1" x 11' 2" (4.29m x 3.40m)

Double glazed window to the front, carpet flooring, one radiator and TV point.

Kitchen/Diner

22' 2" x 11' 3" max (6.76m x 3.43m max)

Stunning, open plan kitchen/diner with a range of eye and base level units in wood effect with grey marble effect rolltop surfaces, a stainless steel sink plus drainer and chrome mixer tap, spot lights throughout, an integrated dishwasher, an integrated Belling cooker with electric hob and extractor hood, space for a fridge/freezer and washing machine, tiled splashback throughout, a wall mounted gas fired boiler, a breakfast bar, a pantry cupboard, bamboo flooring, one radiator, a bay window to the rear overlooking the rear garden and further double glazed windows to the side and front.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

15' 1" x 13' (4.60m x 3.96m)

Double glazed window to the rear, carpet flooring, one radiator, bespoke fitted wardrobes and a door leading to storage in the eaves, which has fitted rails and ample storage space.

Bedroom Two

14' x 11' 9" (4.27m x 3.58m)

Double glazed window to the front, carpet flooring, one radiator and a large storage cupboard in the eaves.

Bedroom Three

10' 1" x 7' 4" (3.07m x 2.24m)

Double glazed window to the rear, carpet flooring, one radiator and a walk in storage cupboard in the eaves.

Bathroom

6' 8" x 8' 5" (2.03m x 2.57m)

Low level WC, vanity sink with chrome mixer tap, a bath with chrome mixer tap and shower attachment, a shower with glass enclosure, tiled splashback, fully tiled walls, tiled flooring, a white heated towel rail and two double glazed windows to the side.

Outside:

Front Garden

A tarmac driveway providing parking for three plus vehicles, a lawned area, raised flower beds, hedging, shrubs, a pathway leading to the front door, a covered porch, an up and over door to the garage and a side access gate leading to the rear garden.

Garage

16' x 7' 1" (4.88m x 2.16m)

With power, light and an up and over door.

Rear Garden

Well-established, beautifully presented rear garden which has been fully landscaped by the current vendors with multiple seating areas including a raised patio seating area, steps up to the lounge/diner, a side hard standing area, a lawned area, mature trees, shrubs, hedging surrounds, beautiful curved borders, a summer house, a shed, a green house, an outside tap and light, power points, a side access gate, an Old English rose arch with surround hedging leading to the remainder of the garden, which is mainly vegetable patches and fruit trees.



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welcome to

Henley Road, Ipswich

- Three double bedrooms
- First floor four piece bathroom & ground floor cloakroom
- Large lounge/diner & modern kitchen/diner
- Ample off street parking & garage
- Beautiful, well-established rear garden

Tenure: Freehold EPC Rating: D

guide price

£475,000 - £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119187 - 0003

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