



**Henniker Road, Ipswich, IP1 5HG**



**welcome to**

**Henniker Road, Ipswich**

This well-presented semi-detached home benefits from three generous bedrooms, a first floor bathroom, a kitchen/breakfast room, a detached garage, ample off street parking and a South facing landscaped rear garden.



### **Entrance Hall**

17' 3" x 5' 8" ( 5.26m x 1.73m )

Impressive long sweeping entrance hall with a double glazed window to the side, carpet flooring, one radiator and an understairs storage cupboard.

### **Lounge/Diner**

16' 9" x 15' max ( 5.11m x 4.57m max )

Stunning, open plan lounge/diner flooded with natural light via double glazed windows to the side and French doors leading to the rear garden, TV point, carpet flooring, two radiator and a gas fire with stone surround, stone base and black mantle.

### **Kitchen/Breakfast Room**

12' 6" x 10' 6" ( 3.81m x 3.20m )

Eye and base level units in white with grey stone effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, integrated oven with gas hob, a textured panelled grey stone effect splashback, space for a fridge/freezer and washing machine, an integrated dishwasher, one radiator, wood effect flooring and double glazed window to the front.

### **First Floor Landing**

Carpet flooring, double glazed window to the side and loft hatch.

### **Master Bedroom**

14' 4" x 10' 1" ( 4.37m x 3.07m )

Double glazed window to the rear, carpet flooring and one radiator.

### **Bedroom Two**

12' 8" x 10' 2" ( 3.86m x 3.10m )

Double glazed window to the front, wood effect flooring and one radiator.

### **Bedroom Three**

8' 6" x 6' ( 2.59m x 1.83m )

Double glazed window to the side, wood effect flooring, one radiator and a sliding door to entry.

### **Bathroom**

8' x 6' 3" ( 2.44m x 1.91m )

Low level WC, pedestal wash hand basin, a bath with shower attachment, a panelled splashback and glass screen, wood effect flooring, fully tiled walls, chrome heated towel rail, extractor fan and spot lights.

### **Outside:**

#### **Front Garden**

A block paved driveway, a partially walled border, raised flower beds and a side gate leading to the rear garden.

#### **Rear Garden**

Beautifully presented, South facing rear garden with a large wraparound raised decking area with a fixed balustrade, perfect for entertaining! Steps down leading to a lawned area, which is of a generous size and well kept, a hedged border to the rear, fully enclosed borders, a detached garage, a side access gate and an outside tap and light.

#### **Detached Garage**

With power. This garage has a suspected asbestos roof.



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## Henniker Road, Ipswich

- Three generous bedrooms
- First floor bathroom
- Kitchen/breakfast room
- Lounge/diner
- Garage & ample off street parking

Tenure: Freehold EPC Rating: D

offers over

**£240,000**



Please note the marker reflects the postcode not the actual property

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