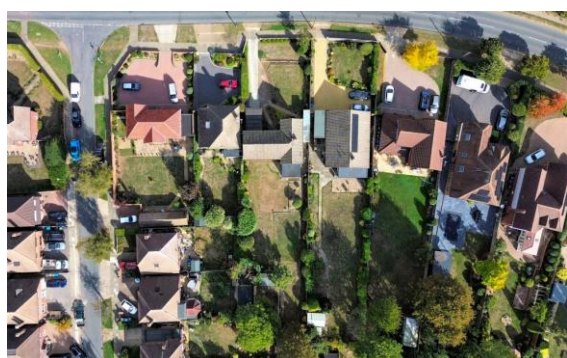




195 Henley Road, Ipswich, Suffolk, IP1 4NX

Guide Price £590,000 Freehold



ipswich & suffolk estate agents
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SUMMARY

CHAIN FREE - A substantial, four double bedroom detached family residence, favourably positioned on an exceptional larger plot located to the desirable North of Ipswich on Henley Road. The generously proportioned, versatile accommodation comprises; entrance lobby, entrance reception, fitted kitchen-dining room, sitting room, garden room, dining room, study, utility room, cloakroom and shower room on the ground floor with landing, four double bedrooms and shower room on the first floor. To the outside this handsome home is well set back from the road by an excellent frontage which provides a beautiful garden, ample driveway parking, and access to an attached garage, whilst the extensive westerly facing established rear garden with open outlook is mainly laid to mature lawn with entertainment patio, useful historical pillbox, and garden room. Convenient to excellent local pubs and restaurants, Ipswich Sports Centre, Christchurch Park, and Ipswich Independent School, viewing is advised.

DOUBLE GLAZED ENTRANCE DOOR TO:

ENTRANCE LOBBY

Tiled threshold, double glazed to front and side aspects, door to entrance reception.

ENTRANCE RECEPTION

7' 5" x 16' 7" approx. (2.26m x 5.05m) Two obscure double glazed windows to front, radiator, built-in cupboard, doors to:

KITCHEN-DINING ROOM

11' 10" x 12' approx. (3.61m x 3.66m) Double glazed window to front, radiator, a comprehensive range of base and eye level natural wood fronted fitted cupboard and drawer units, built-in NEFF double oven and grill and inset NEFF electric hob with extractor over, integrated fridge and dish-washer, wooden edged work surfaces with inset composite sink drainer unit and mixer tap, tiled splash backs, tile effect flooring, door to utility room.

UTILITY ROOM

13' 7" x 6' 6" approx. (4.14m x 1.98m) Double glazed window to rear, two roof windows, Double glazed doors to front and rear gardens, base and eye level fitted cupboard units, rolled edge work surface, inset stainless steel sink drainer unit with mixer tap, under counter spaces for washing machine and freezer, tiled splash back, tile effect flooring, door to cloakroom.

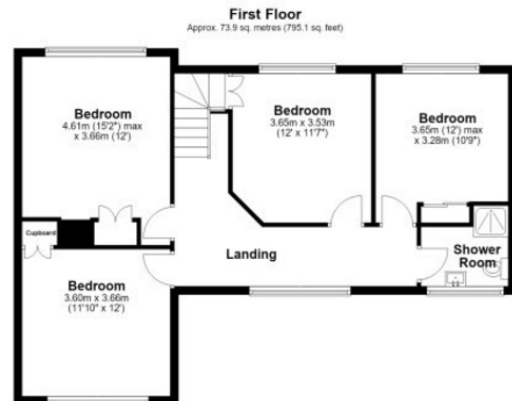
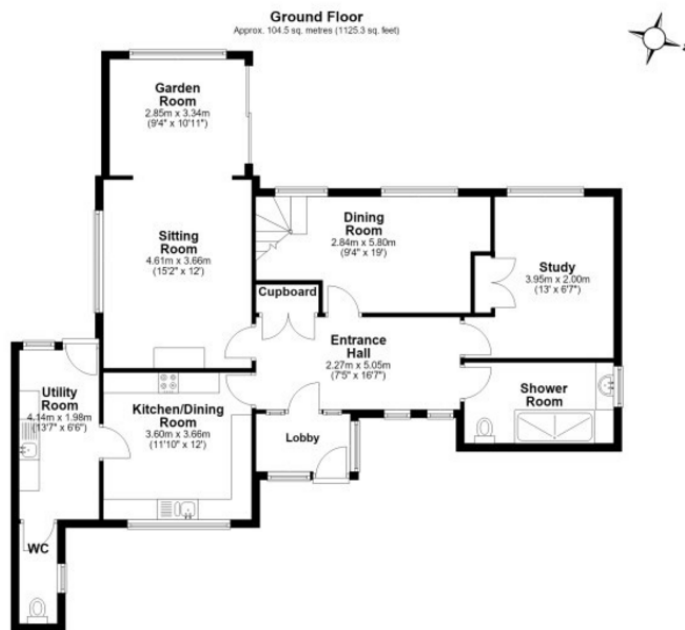
CLOAKROOM

Obscure double glazed window to side, close coupled WC, wall mounted modern gas fired boiler.

SITTING ROOM

15' 2" x 12' approx. (4.62m x 3.66m) Double glazed window to side, two radiators, open fireplace, television point, opening and steps down to garden room.





Total area: approx. 178.4 sq. metres (1920.4 sq. feet)

GARDEN ROOM

9' 4" x 10' 11" approx. (2.84m x 3.33m) Double glazed window to rear, radiator, double glazed sliding patio style door to side opening to garden.

DINING ROOM

9' 4" max. x 19' max. approx. (2.84m x 5.79m) Double glazed window to rear, radiator, wooden open tread stairs rising to first floor.

STUDY

13' x 6' 7" approx. (3.96m x 2.01m) Double glazed window to rear, radiator, built-in cupboard.

SHOWER ROOM

Obscure double glazed window to side, radiator, walk-in double shower cubicle with thermostatic shower, low level WC, mounted hand-wash basin with side surface and cupboard under, part tiled walls.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window to front, doors to:

BEDROOM ONE

15' 2" max. x 12' max. approx. (4.62m x 3.66m) Double glazed window to rear, radiator, built-in wardrobe, built-in cupboard over stairs.

BEDROOM TWO

11' 10" x 12' approx. (3.61m x 3.66m) Double glazed window to front, radiator, built-in cupboard housing hot water tank.

BEDROOM THREE

12' max. x 11' 7" max. approx. (3.66m x 3.53m) Double glazed window to rear, built-in wardrobe.

BEDROOM FOUR

12' x 10' 9" approx. (3.66m x 3.28m) Double glazed window to rear, Built-in double wardrobe, loft hatch access to part boarded loft space with light.

SHOWER ROOM

Obscure double glazed window to front, radiator, open thermostatic shower cubicle with curtain, low level WC, pedestal hand-wash basin, part tiled walls.

OUTSIDE

This premium residence is complimented by extensive front and rear gardens, beautifully manicured, mainly laid to lawn and stocked with an abundant variety of trees, shrubs and flowers. A side driveway provides ample off-road parking and access to the attached garage, whilst the westerly facing rear garden enjoys an open outlook and benefits from a useful historical pillbox and summerhouse.

GARAGE

9' 11" x 15' 4" approx. (3.02m x 4.67m) Mains power and lighting, two windows to side, standing height mechanics pit.

SUMMER HOUSE

12' 4" x 5' 2" approx. (3.76m x 1.57m) Brick and timber construction with veranda style sheltered entrance, double door entry, windows to front and sides, mains power connected.

PILLBOX

16' 8" x 20' approx. (partly separated) (5.08m x 6.1m) Concrete construction, entry door glazed to side, 6' 5" headroom, ideal workshop/studio.

IPSWICH BOROUGH COUNCIL

Tax band F - Approximately £3,565.25 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary, Ormiston Endeavour Academy secondary and Ipswich Independent School.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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Energy performance certificate (EPC)

195 Henley Road IPSWICH IP1 4NX	Energy rating D	Valid until:	1 October 2036
		Certificate number:	8920-0105-0087-2094-1683
Property type		Detached house	
Total floor area		164 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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