



291 Henley Road, Ipswich, Suffolk, IP1 6TB

Offers in excess of £450,000 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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SUMMARY

We are delighted to offer for sale this extended 4 bedroom detached house located to the North-West of Ipswich, just off the Croft's development. Arranged over two floors, the accommodation comprises: enclosed entrance porch, entrance hall/reception/open plan study, spacious lounge, good size dining room, well appointed kitchen, enclosed rear lobby, utility, G/F cloakroom, stairs to first floor leading to 4 bedrooms and family bathroom. There is an established garden to the rear, integral double garage with remote controlled roller door and further off road parking to front. Further benefits include double glazing throughout, gas central heating, centralised vacuum system and the property is within walking distance of local shops, schools, bus service and the Henley Gate Country Park.

ENCLOSED PORCH

Double glazed door into porch, tiled flooring, double glazed window to side aspect, double glazed door into entrance hall.

ENTRANCE HALL/RECEPTION/OPEN PLAN STUDY

Carpeted flooring, radiator, double glazed window to front aspect, glazed window to front aspect, rear hallway, stairs to first floor, storage cupboard under stairs further radiator, doors to lounge and kitchen, connector point for vacuum system.

LOUNGE

Carpeted flooring, 2 radiators, sliding glazed doors through to dining room.

DINING ROOM

Carpeted flooring, double glazed window to rear aspect, double glazed door to side aspect, 2 radiators, door into kitchen.

KITCHEN

Oak fitted wall & base units with roll edge work tops, 4 ring gas hob with extractor over, dishwasher, microwave and fridge, inset sink & double drainer with swan neck mixer tap, filtered drinking water tap, floor mounted gas boiler, Karndean flooring, radiator, built in storage cupboard, double glazed window to rear aspect, double glazed door through to enclosed rear porch.

REAR PORCH

Tiled flooring, double glazed door to rear aspect, door to utility room and integral door to garage.

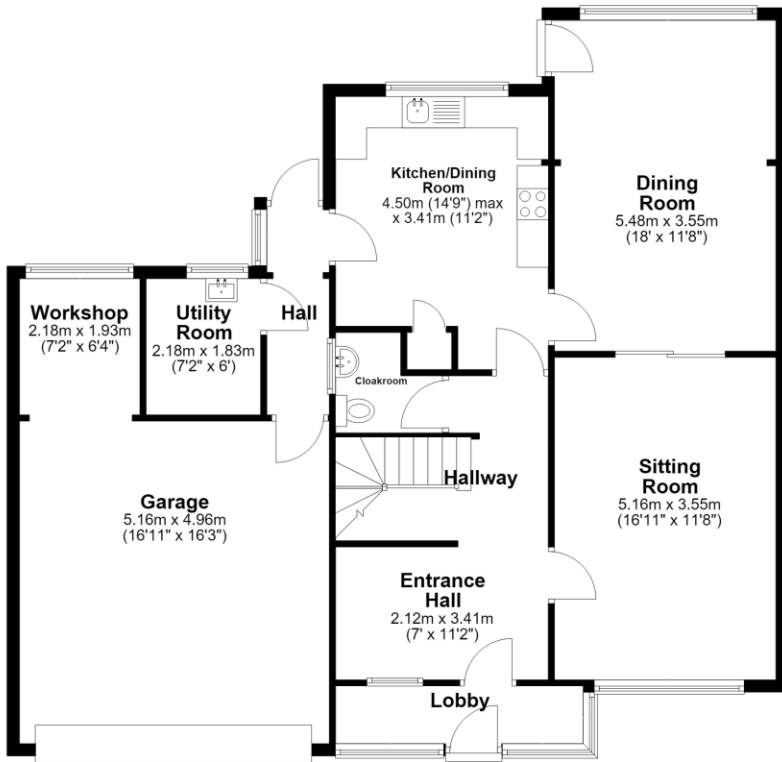
UTILITY ROOM

Work tops and wall units, butler sink, plumbing for washing machine, floor mounter water softener, double glazed window to rear aspect.



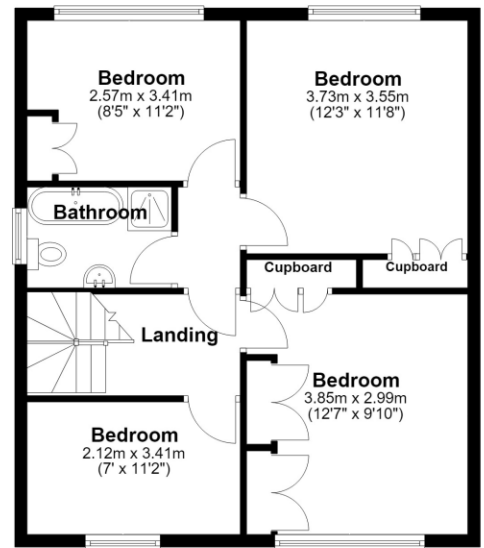
Ground Floor

Approx. 121.5 sq. metres (1307.5 sq. feet)



First Floor

Approx. 55.9 sq. metres (602.1 sq. feet)



Total area: approx. 177.4 sq. metres (1909.6 sq. feet)

CLOAKROOM

Low level WC, wash hand basin with vanity cupboard under, radiator, tiled walls, double glazed window to side aspect floor to ceiling tiled walls.

STAIRS

Carpeted stairs and landing, double glazed window to side aspect, loft hatch, centralised vacuum system point, doors to bedrooms and bathroom.

BEDROOM 1

Carpeted flooring, radiator, 5 door built in wardrobe, double glazed window to front aspect, a further 3 door built in wardrobe.

BEDROOM 2

Carpeted flooring, radiator, radiator, 3 door built in wardrobe.

BEDROOM 3

Carpeted flooring, radiator, 2 door built in airing cupboard, double glazed window to rear aspect.

BEDROOM 4

Carpeted flooring, double glazed window to front aspect, radiator.

BATHROOM

Comprising low level WC, wash hand basin, bath and shower cubicle, floor to ceiling tiled walls, extractor fan, tiled flooring, heated towel rail, double glazed window to side aspect.

GARAGE

Remote controlled roller door, power & lighting connected, workshop area, double glazed window to rear aspect, connector point for vacuum system.

OUTSIDE

Concrete imprinted driveway providing off road parking, lawn area, side pedestrian access to side leading to West facing rear garden which is mainly laid to lawn, mature borders with a variety of bushes and shrubs all enclosed by fencing offering a pleasant degree of privacy and seclusion.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (E) £3,016.75p.

NEAREST SCHOOLS

Castle Hill junior & infant schools, Ormiston Endeavour academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and

believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

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

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>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk

