



Heath Road, Ipswich IP4 5SR

welcome to

Heath Road, Ipswich

With accommodation over three floors, ensuite to bedroom two, family bathroom, pleasant garden and off road parking, this is an ideal family home. Viewing is strongly advised to appreciate the size and quality of the accommodation on offer.



Hall

Entrance door leads into the hallway, stairs rising to first floor, understairs storage, doors to kitchen, dining room and living room.

Living Room

13' 6" max into bay x 11' 9" (4.11m max into bay x 3.58m)
Bay window to front aspect

Dining Room

11' x 10' 4" (3.35m x 3.15m)
Sliding doors to rear aspect, leading into the garden room

Garden Room

9' 5" x 9' 4" (2.87m x 2.84m)
French doors to rear aspect, double glazed windows to rear and side

Kitchen

12' 9" x 7' 3" (3.89m x 2.21m)
Window to side and rear aspect, door to side aspect, inset sink unit, integrated oven, hob, extractor, integrated fridge. Ceiling spot lights.

Landing

Window to side aspect

Bedroom One

13' 6" max into bay x 10' 4" (4.11m max into bay x 3.15m)
Bay window to front aspect, built in wardrobe.

Bedroom Three

11' x 10' 4" (3.35m x 3.15m)
Window to rear aspect

Bedroom Four

7' 9" x 7' 9" (2.36m x 2.36m)
Window to front aspect

Bathroom

Bathroom with four piece suite comprising of low level WC, wash hand basin, shower and bath.
Window to side aspect.

Second Floor

Bedroom Two

14' 8" sloped ceiling x 9' 2" sloped ceiling (4.47m sloped ceiling x 2.79m sloped ceiling)
Sloping ceilings add character to this bedroom, with windows to front and rear aspects, A door leads to the ensuite toilet.

Ensuite Wc

Accessed from the bedroom, the ensuite WC features a low level WC and wash hand basin.

External Details

To the front of the property there is off road parking to front and side of the property, as well as a garage.

To the rear of the property is a garden, ideal for a family, which is mainly laid to lawn.



check out more properties at williamhbrown.co.uk



welcome to Heath Road, Ipswich

- EAST IPSWICH
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- THREE STOREY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£365,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
IPW103917 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



01473 721965



IpswichEast@williamhbrown.co.uk



33 Woodbridge Road East, IPSWICH, Suffolk,
IP4 5QN



williamhbrown.co.uk