



Henslow Road, Ipswich, IP4 5EJ

Guide Price £285,000 Freehold



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SUMMARY

A rarely available, well presented and extended, three bedroom attached family of excellent proportions and oversized garage/workshop, located within a prime residential area to the preferred East of Ipswich, convenient to Rosehill and Copleston Schools. The generous accommodation comprises; storm porch, entrance hall, extended fitted kitchen with solid granite work surface and peninsular breakfast bar, and sitting and dining room on the ground floor, with landing, three comfortable bedrooms and bathroom on the first floor. To the outside there is a low maintenance frontage with wide side driveway providing ample off-road parking and double gated access to the rear which reveals an attractive garden, mainly laid to established lawn with generous, partly sheltered entertainment patio and substantial garage/workshop measuring approximately 10' 4" x 29' 10". Early viewing is highly recommended to fully appreciate this splendid family home.



STORM PORCH

Double glazed door to entrance hall.

ENTRANCE HALL

Radiator, under stairs shelved cupboard, stairs with traditional style spindle railed banister rising to first floor, wood effect flooring, doors to.

DINING ROOM

10' x 11' 8" approx. (3.05m x 3.56m) Double glazed patio style doors to rear opening to garden and sheltered entertainment patio area, wood effect flooring, opening through to sitting room.

SITTING ROOM

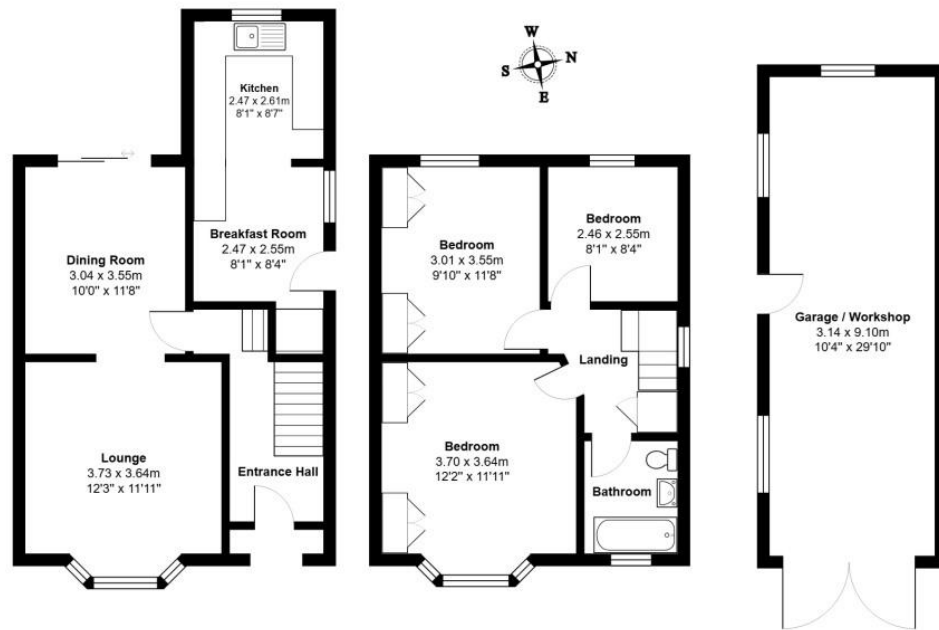
12' 3" x 11' 11" approx. (3.73m x 3.63m) Double glazed bay window to front, radiator, television point, broadband point, exposed brick feature fireplace.



KITCHEN/BREAKFAST ROOM

8' 1" x 15' 11" approx. (2.46m x 4.85m) Double glazed windows to side and rear, radiator, a comprehensive range of natural wood fronted fitted cupboard, drawer and display cabinet units, solid granite work surfaces with peninsular breakfast bar extending, inset composite sink drainer unit with mixer tap, existing cooker and fridge freezer negotiable by separate arrangement, space for washing machine, metro style tiled splash backs, tiled floor, double glazed side door opening out to side driveway, service hatch through to dining room.





Total Area: 119.8 m² ... 1289 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Obscure double glazed window to side, loft hatch access with drop-down ladder to part boarded loft space with light, built-in cupboard housing modern gas fired combination boiler.

BEDROOM ONE

12' 2" x 11' 11" approx. (3.71m x 3.63m) Double glazed bay window to front, radiator, two built-in wardrobes into alcoves, wood effect flooring.

BEDROOM TWO

9' 10" x 11' 8" approx. (3m x 3.56m) Double glazed window to front, radiator, two built in wardrobes into alcoves, wood effect flooring.

BEDROOM THREE

8' 1" x 8' 4" approx. (2.46m x 2.54m) Double glazed window to rear, radiator, built-in single bed with drawers and storage cupboards under, fitted desk, wood effect flooring.

FAMILY BATHROOM

Obscured double glazed window to front, radiator, low level WC, pedestal hand-wash basin with mixer tap, panel bath with electric fixed head shower and separate rinser, part wood panelled wall, tiled splash backs, extractor fan.

OUTSIDE

The property is nicely set back from the road by a railed paved

frontage with wide side driveway. Double gates provide vehicle access to the rear which reveals a substantial garage and workshop with double door entry measuring approximately 10' 3" x 28' 11", and an attractive garden, mainly laid to established lawn with stocked flower beds, wooden shed, external tap and lighting.

GARAGE & WORKSHOP

10' 4" x 29' 10" approx. (3.15m x 9.09m) Double door entry, two double glazed windows to side and one to rear, personal door to garden, concreted floor, mains power and lighting.

IPSWICH BOROUGH COUNCIL

Approximately £1,919.75 PA (2026-2027).

NEAREST SCHOOLS (.GOV ONLINE)

Rosehill primary and Copleston secondary.

DIRECTIONS

Leaving Ipswich town centre, head easterly towards Dove St, continue to follow B1075, turn right onto Grove Ln/B1075, continue to follow B1075, continue onto Foxhall Rd, turn left onto Henslow Rd, the destination will be on the left.

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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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.

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Energy performance certificate (EPC)

Henslow Road IPSWICH IP4 5EJ	Energy rating C	Valid until: 17 April 2036
Property type		Semi-detached house
Total floor area		90 square metres
Certificate number: 0942-1209-5406-5808-1804		



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

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