



Connells

Henniker Road  
Ipswich



### Property Description

Situated on the sought after Henniker Road, this attractive three bedroom period home offers well proportioned and versatile accommodation whilst being ideally positioned for convenient access to Ipswich town centre and Ipswich mainline railway station, providing direct links to London Liverpool Street. The property benefits from two reception rooms, both enhanced by fireplaces, coving and picture rails, creating comfortable and welcoming living spaces. A fitted kitchen is complemented by a useful utility area, while the ground floor is completed by a well appointed bathroom. To the first floor are three bedrooms making the layout practical for families, couples or those working from home. Externally, the home enjoys an enclosed front garden and a beautifully maintained, south facing rear garden, featuring a patio area, mature planting- ideal for outdoor entertaining or keen gardeners.

Located within a popular residential area, close to local amenities, schools and excellent transport links, this well presented home offers an ideal opportunity for buyers seeking a blend of character, space and commuter convenience.

### Reception Room One

Double glazed window to the front, coving and picture rail, carpet flooring, remote control gas fireplace with stone mantelpiece.

### Reception Room Two

Double glazed window to the rear, carpet, pendant and wall lighting, the focal point of the room is a brick fireplace with remote control gas fire and real wood mantle, ornate coving and picture rail, door giving access to the kitchen, stairs rising to the first floor.

### Kitchen

Matching wall and base units in a wood-effect finish, stone-effect work surfaces and splash backs, inset stainless steel sink with half bowl, drainer and mixer tap, electric hob, oven, extractor fan above, integrated fridge freezer, space for washing machine, double glazed window to rear, tiled flooring, recessed spotlights, single glazed door to lounge.

### Utility Area

Work surface, space for fridge freezer, double glazed door to the rear providing access to the garden and door leading to-

### Bathroom

Low level w/c, wash basin with mixer tap built into storage unit, bath with mixer tap, hand held shower, electric shower over, double glazed window to side, tiled walls, tiled floor, heated towel rail.

### Landing

Consumer unit, doors giving access to all rooms.

### Bedroom One

Carpet flooring, ceiling fan with light, double glazed window to rear, door giving access to Bedroom Three.

### Bedroom Two

Carpet flooring, wall lighting, ceiling fan, double glazed window to front, airing cupboard housing water heater.

## Bedroom Three

Double glazed window to rear, carpet flooring, pendant light.

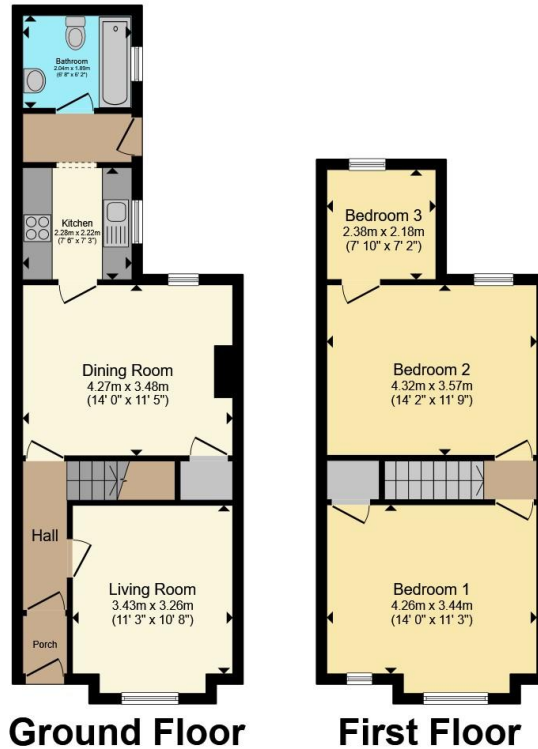
## Outside

The front of the property is enclosed by wooden fencing with gated access to the front garden, which features hexagonal paving slabs and bark borders, with a pathway leading to the front door.

## Rear Garden

South facing, beautifully maintained garden with an abundance of planting, comprising side access, patio area, timber lean to, stepping stones, winding borders to both sides, outside tap, brick built shed.





Total floor area 86.7 m<sup>2</sup> (933 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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