



Henley Road, Ipswich, IP1 4NL

Guide Price £525,000 Freehold



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SUMMARY

A superbly presented three bedroom extended detached family home of generous proportions and impressive kerb appeal, located within a prime residential area to the North of Ipswich. The beautifully presented accommodation comprises; enclosed porch, entrance hall, kitchen-breakfast room, sitting room, dining room with log burner, conservatory style office, utility and cloakroom on the ground floor with landing, three bedrooms and family bathroom on the first floor. To the outside the frontage provides ample driveway off-road parking for a number of vehicles and access to an attached garage, whilst to the rear there is a substantial garden approaching 200ft in length with outbuildings, raised and decked social areas and soft play area, all enjoying an open outlook. Convenient to Christchurch Park, Ipswich Sports Club and Ipswich Independent School, early viewing is highly recommended to fully appreciate the appeal of this highly desirable residence.

DOUBLE GLAZED DOOR TO ENCLOSED PORCH

ENCLOSED PORCH

Traditional style door to entrance hall.

ENTRANCE HALL

Radiator, cupboard under stairs, stairs with traditional style spindle railed bannister rising to first floor, natural wood floor, doors to.

KITCHEN-DINER

18' 4" x 7' 11" approx. opening out to 13' 03" approx. (5.59m x 2.41m) Double glazed window to rear, radiator, contemporary base and eye level fitted cupboard and drawer units with wood effect work tops, one and a quarter bowl stainless steel sink drainer unit with mixer tap, built-in electric oven and grill, inset gas hob with extractor over, wood effect flooring, doors to utility and side lobby.

UTILITY

Base and eye level cupboards, marble effect work top, integrated dishwasher, space for washing machine, space for American style double fridge-freezer, tile effect flooring.

SITTING ROOM

14' 7" into bay x 13' 10" approx. (4.44m x 4.22m) Double glazed window to front, rolled radiator into bay, brick faced open fireplace, television point.

DINING ROOM

14' 10" x 11' 9" approx. (4.52m x 3.58m) Radiator, log burner set in stone faced open fireplace, wood effect flooring, glazed double doors opening to conservatory style office.

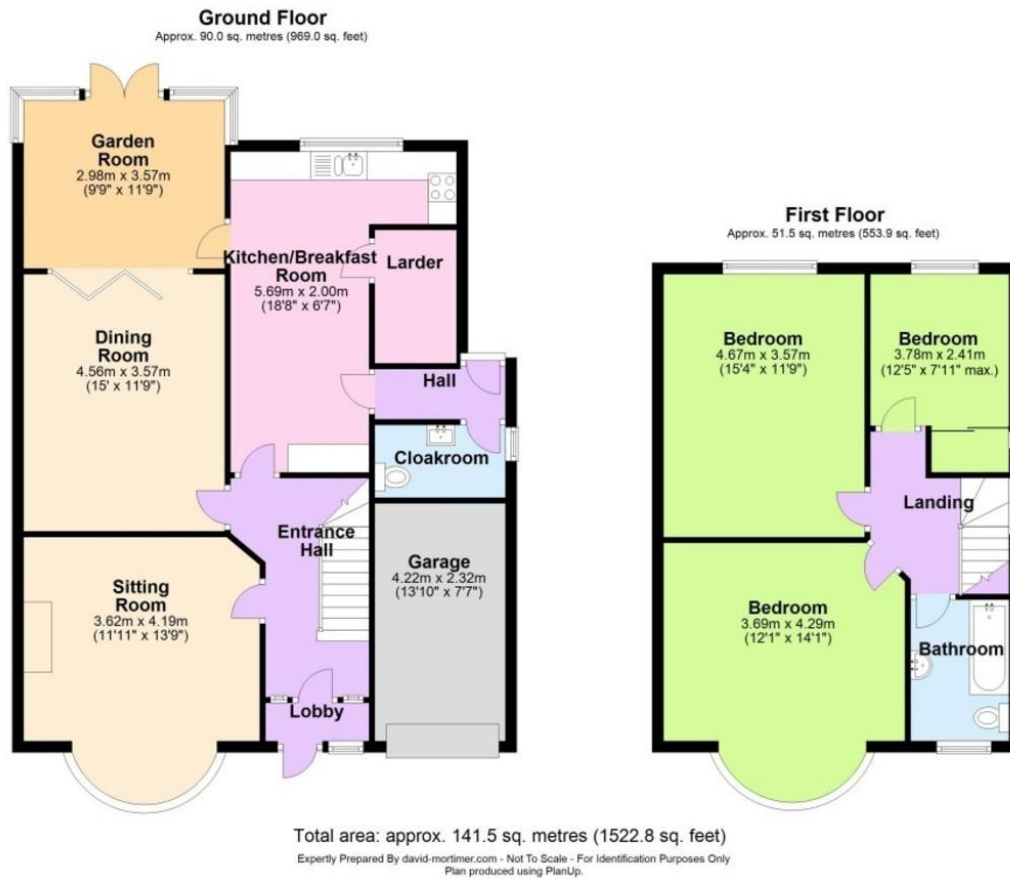
CONSERVATORY STYLE OFFICE

11' 8" x 10' approx. (3.56m x 3.05m) Set on brick and double glazed to three aspects, double glazed French doors opening out to garden, wood effect flooring.

SIDE LOBBY

Double glazed door to rear opening to shingled courtyard style area with gate to rear garden, wood effect flooring, door to cloakroom.





CLOAKROOM

Double glazed window to side, chrome heated towel rail, low level WC, pedestal hand-wash basin with mixer tap, wood effect flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Window to side, loft access to loft space concealing modern gas fired boiler, picture rail, doors to.

BEDROOM ONE

13' 10" x 13' 3" into bay approx. (4.22m x 4.04m) Double glazed bay window to front, rolled radiator into bay, picture rail, wood effect flooring.

BEDROOM TWO

14' 10" x 11' 10" approx. (4.52m x 3.61m) Double glazed window to rear, radiator, picture rail.

BEDROOM THREE

12' 5" narrowing to 8' 11" x 7' 11" max. approx. (3.78m x 2.41m) Double glazed window to rear, radiator, picture rail, built-in wardrobe.

BATHROOM

8' 3" x 5' 8" (2.51m x 1.73m) Double glazed window to front, chrome heated towel rail, shaped shower bath with mixer shower tap and separate fixed head thermostatic shower, tiled walls, slate effect flooring.

OUTSIDE

The frontage provides ample driveway off-road parking for a number of vehicles with access to an attached garage with up and over door power and lighting. A gate to the side provides pedestrian access to the substantial Westerly facing established rear garden approaching 200ft in length enjoying a pleasant open outlook and consisting of predominantly

mature lawn with shingled area, elevated and decked barbecue seating area, soft play area, wooden shed and log cabin style constructed roundhouse (fondly known as the hobbit house) which offers versatility as an office, gym or children's play house (approximately 14' 6" in circumference and benefitting from mains power and lighting. Furthermore there is a variety of trees, wooden shed, outside tap and lighting.

IPSWICH BOROUGH COUNCIL

Tax band E - Approximately £2,882.66 (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall Primary, Ormiston Endeavour High and Ipswich Independent School.

DIRECTIONS

Leaving Ipswich town centre, head west on Crown St/A1156 towards Fonnereau Rd, turn right onto Fonnereau Rd, turn right onto Henley Rd keeping Christchurch Park on your right, cross the traffic lights at the Henley Rd/Valley Rd intersection, pass the Ipswich Sports Club on the right, the destination will be on the left.

AGENTS NOTE

Planning for a two storey extension was granted within the last ten years but has since expired.

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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to purchase, please contact us and we will make every effort to be of assistance.

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Energy performance certificate (EPC)

Henley Road IPSWICH IP1 4NL	Energy rating C	Valid until: 25 January 2032 Certificate number: 2150-8809-4020-4104-4925
Property type	Detached house	
Total floor area	128 square metres	



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

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