



Henley Road
IPSWICH IP1 4NL

for sale offers in excess of
£450,000



Property Description

Situated on the highly desirable Henley Road, one of Ipswich's most prestigious and sought-after residential locations, is this substantial four-bedroom detached executive-style family home. Offering spacious and versatile accommodation throughout, the property has been well maintained throughout and presents a fantastic opportunity for a new owner to modernise and refurbish to their own taste. The accommodation comprises of a an entrance porch, welcoming entrance hall, cloakroom, spacious lounge with patio doors opening onto the rear garden, separate dining room and a generously sized kitchen with breakfast area. To the first floor there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom. Externally, the property benefits from a mature frontage with ample off-road parking, garage and an established rear garden featuring lawned areas, mature trees, shrubs and a greenhouse, providing an excellent space for families and keen gardeners alike.

Henley Road remains one of the most favoured addresses in Ipswich, renowned for its attractive tree-lined setting and convenient access to an array of amenities. Within easy reach is the popular Ipswich Sports Club, offering extensive sporting and social facilities, whilst the beautiful Christchurch Park is within comfortable walking distance and provides over 80 acres of parkland, tennis courts, children's play areas and picturesque walking routes.

Entrance Porch

Double glazed window and door set within an arched entrance and tiled flooring.

Entrance Hall

Wooden entrance door, under stairs storage cupboard and pendant light.

Cloakroom

Single glazed window to the side aspect, wash hand basin with hot and cold taps, low-level w/c, tiled splash backs and fuse board.

Lounge

Double glazed sliding doors opening onto the rear patio, double glazed window to the side aspect, gas fireplace with fake coal mantel surround, radiator, pendant light and carpeted flooring.

Dining Room

Double glazed bay window to the front aspect, additional window to the side aspect, radiator, pendant light and carpeted flooring.

Kitchen/ Breakfast Room

Fitted with a range of matching wall and base units, wall mounted boiler, and partially tiled walls. Double glazed window to the rear aspect and door to the side. Breakfast area with inset ceramic sink and mixer tap. Space and plumbing for washing machine, dishwasher, and tumble dryer. Cooker point and for fridge freezer, spotlights to ceiling and laminate flooring.

First Floor Landing

Double glazed window to the side aspect, radiator, airing cupboard, insulated loft hatch, and picture rail.

Bedroom One

Double glazed bay window to the front aspect, radiator, pendant light and carpeted flooring.

En Suite

Double glazed window, electric shower, heated towel rail, low-level w/c, wash hand basin set within a vanity unit with mixer tap, tiled walls and electric heater.

Bedroom Two

Double glazed windows to the rear and side aspects, radiator, pendant light, and carpeted flooring. The vendor has advised that the windows were updated in September 2025.

Bedroom Three

Double glazed window to the rear aspect, radiator, pendant light, picture rail and carpeted flooring.

Bedroom Four

Double glazed window to the front aspect, radiator, pendant light and carpeted flooring.

Bathroom

Four-piece suite comprising a bath with hot and cold taps, separate electric shower, wash hand basin with vanity unit and mixer tap, low-level w/c, heated towel rail, mirror with light, extractor fan, double glazed window to the side aspect, and tiled walls and flooring.

Outside

Front Garden

Mature shrubs and trees to the boundaries, tarmac driveway for several cars, side door access, and double gates providing access to the rear garden.

Rear Garden

Predominantly laid to lawn with pathway leading to the garage. Patio area, Greenhouse, cooking apple trees, mature shrubs and hedging.

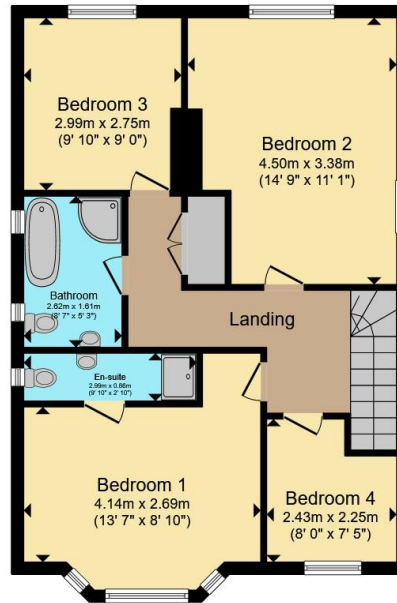
Garage

Garage with double glazed door and window to the rear. Fitted with power and lighting and water butt to the exterior.





Ground Floor



First Floor

Total floor area 132.9 m² (1,430 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

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Tenure: Freehold



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