



www.hizzyproperty.co.uk



hizzy
property

31 Henslow Road, Ipswich, IP4 5EQ

£295,000

About the property

An impressive three bedroom extended double bay style home offered for sale with off road parking and a pleasant rear garden. This stylish home, which dates back to the 1930's, offers very well presented and generous living space and is well located in the Copleston School Catchment area of the town. Inside the property, there is an inviting hallway with the stairs leading to the first floor and doors leading into the kitchen and living area's. The kitchen has a light and bright feel and is fitted with modern white units with space for an American style fridge/freezer and an integrated ceramic hob, double oven and extractor. There is also space for a washing machine, tumble dryer and dishwasher. The living room and dining area are separate but can be enjoyed as one space and there is a wood burning stove. There is also a useful downstairs WC. On the first floor there is a superb bathroom suite with a jacuzzi style bath and separate shower cubicle along with three bedrooms, two of which are doubles and one single.

Outside

To the front there is a block paved parking area providing off road parking. The rear garden is around 50ft in length and includes a good sized paved patio terrace providing the ideal space for "alfresco dining". The remainder of garden is laid to lawn with a secure storage shed with power and light, and a covered paved area with space for a hot tub. Rear gate access to a concrete hardstanding area which we understand the previous and current owners have used to park uninterrupted during their residency however, there is no official ownership attached to the house. There is also a raised garden pond ideal for koi carp.

Useful info

The property has mains gas, water, drainage & electricity connected. The heating is gas fired via radiators, (no services have been tested by the agents). The council tax band is B with the local authority being Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich





- Impressive Double Bay Style Family Home
- Off Road Parking to the Front
- Modern Fitted Kitchen
- Solar Panels

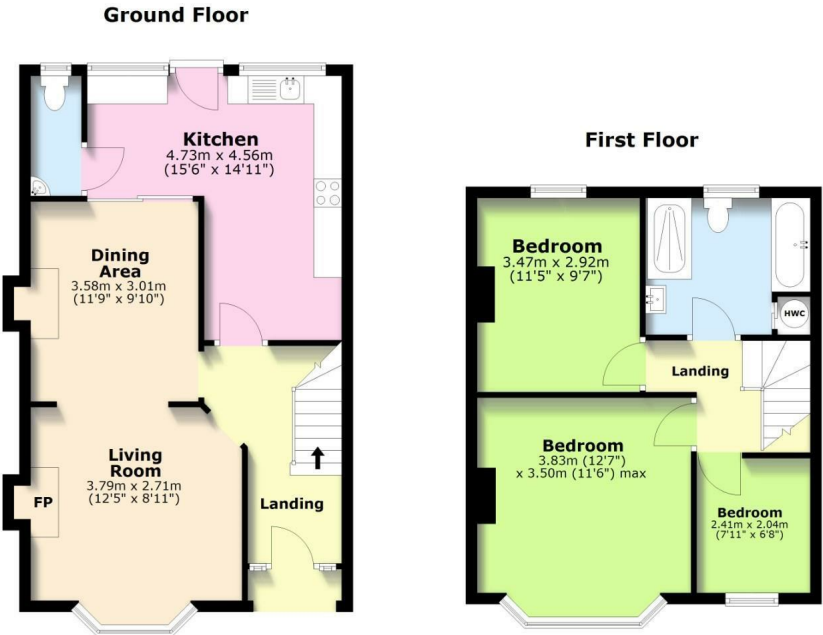
- Three First Floor Bedrooms
- Lovely Rear Garden with Storage shed
- Two Reception Rooms

- Stunning First Floor Bathroom
- Copleston School Catchment Area
- Downstairs WC





hizzy
property



Total area: approx. 95.2 sq. metres (1024.3 sq. feet)
The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.

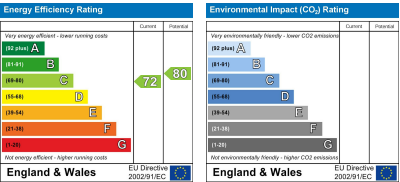
THEY LOVE

The bustling row of coffee shops and eateries on your doorstep

WE LOVE

A stylish rear extension designed by Moon architects, perfect for parties

EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



01473 875101
hello@hizzyproperty.co.uk