



oakheart

£350,000

Offers In Excess Of
Salsify Avenue, Ipswich

Offered for sale with NO ONWARD CHAIN is this modern THREE BEDROOM SEMI-DETACHED HOME, positioned within the popular Henley Gate development and offering a fantastic specification with a number of upgrades and additions made by the current owner.

The accommodation extends to approximately 1,086 sq ft and has been designed with modern living in mind. The ground floor features a welcoming entrance hallway with LVT FLOORING and BUILT-IN UNDER-STAIRS STORAGE, a useful cloakroom with plumbing, a generous living room with ENGINEERED OAK FLOORING and an attractive FEATURE PANELLED WALL, alongside an impressive kitchen/dining room opening directly onto the rear

garden.

The kitchen has been enhanced with UPGRADED GRANITE WORKTOPS and includes an INDUCTION HOB and QUOOKER BOILING WATER TAP, while LVT flooring continues through the space. Made-to-measure blinds can also be found throughout the home.

Upstairs are THREE BEDROOMS, the main bedroom benefiting from its own EN-SUITE SHOWER ROOM, alongside the family bathroom. The loft is PART BOARDED, providing useful additional storage.

Externally, the property enjoys an enclosed rear garden with both lawn and patio areas, creating space for outdoor seating and entertaining. A NEW BRICK GARDEN WALL has also been added to one side. Further benefits include an EV CHARGING POINT and SOLAR PANELS WITH BATTERY STORAGE.

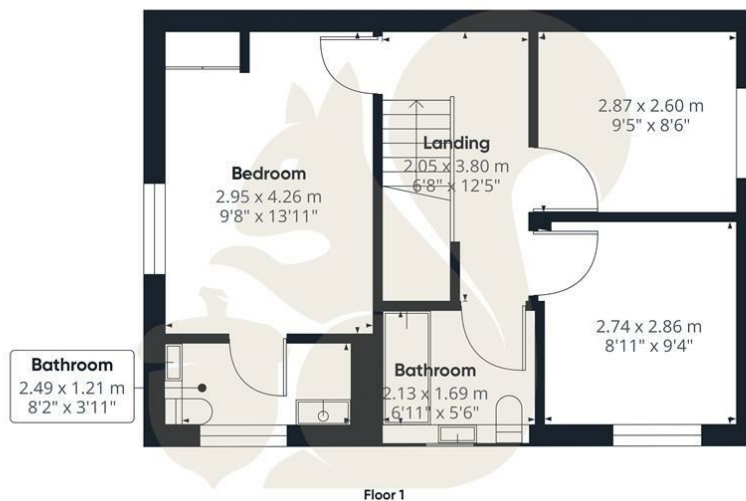
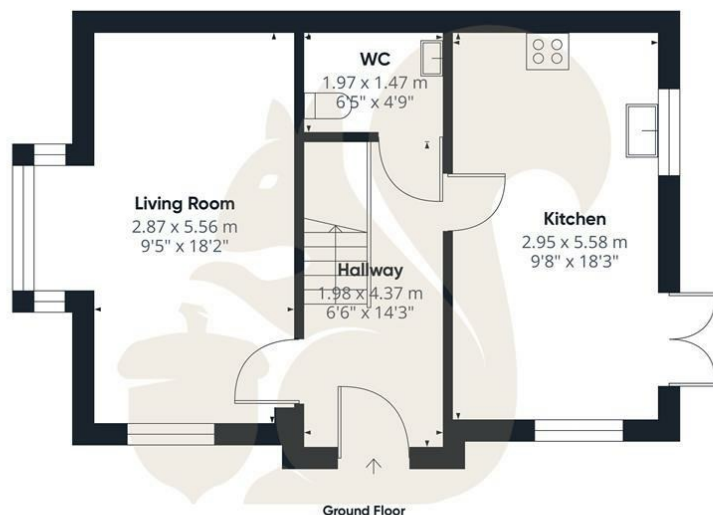
The property can also be offered with FURNITURE INCLUDED, subject to separate discussion with the agent.











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GLA¹⁾
100.86 m²
1085.7 ft²

Total
100.86 m²
1085.7 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Ipswich
01473 251907
ipswich@oakheart.co.uk
12 Upper Brook Street, Ipswich, Suffolk, IP4 1EF

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