



Rock Estates



Church Lane
Henley, Ipswich, IP6 0RQ

Offers in excess of £425,000



Church Lane

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- Detached Family Home
- Large Kitchen/ Diner
- Multiple Reception Rooms
- Four Bedrooms
- Large Driveway
- Approx 1840 sqft of Living Space
- Popular Henley Village Location
- Cloakroom & First Floor Bathroom
- Single Garage
- **** GUIDE PRICE: £425,000 - £435,000 ****

Set along the charming and well-regarded Church Lane in the sought-after village of Henley, this substantial detached family home offers generous, versatile living space extending to approximately 1,840 sq ft making it perfectly suited to modern family life.

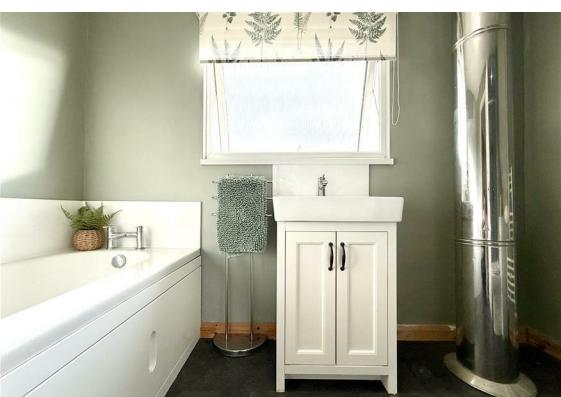
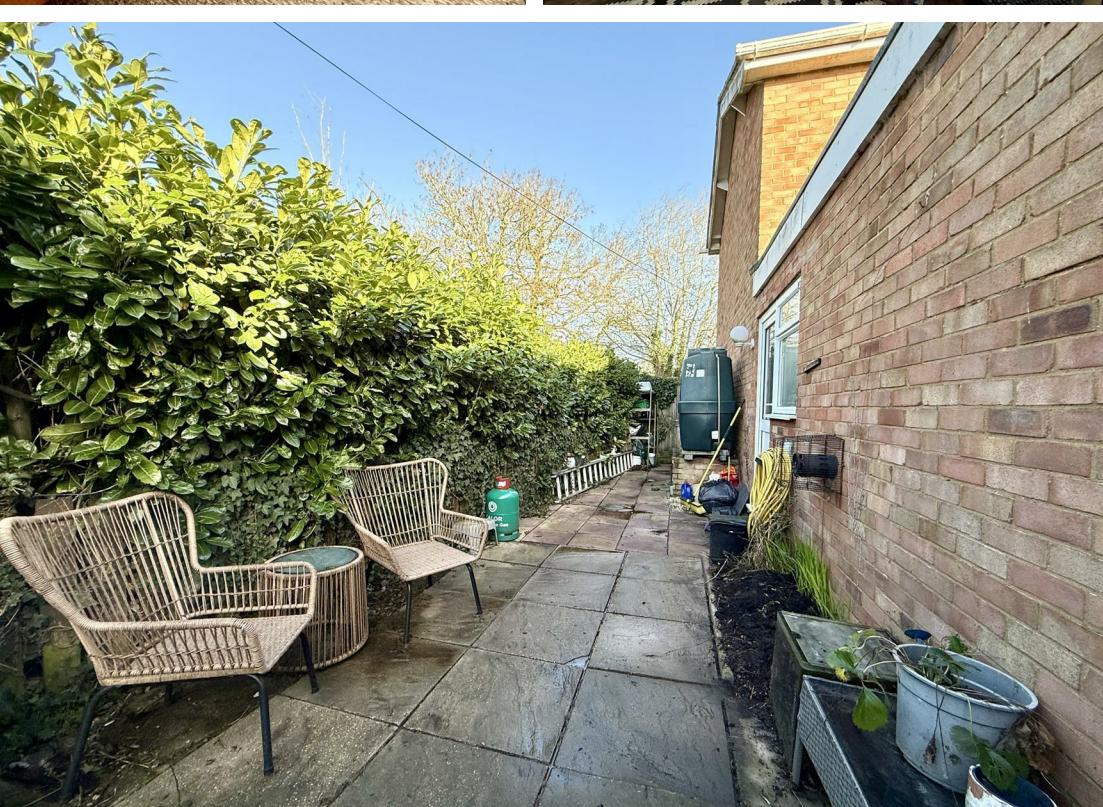
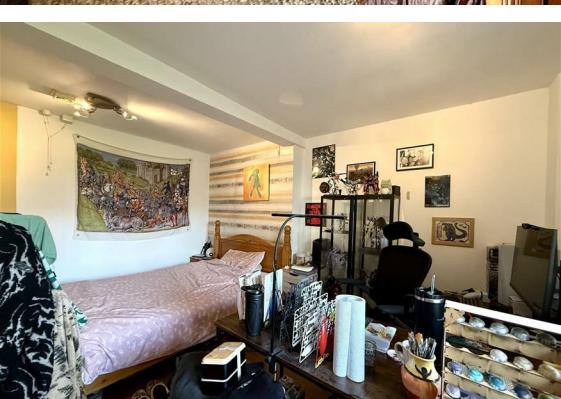
The property opens into a welcoming entrance hall leading to multiple reception rooms that provide exceptional flexibility for both everyday living and entertaining. These generous spaces create distinct areas for relaxing, dining, working from home, or family gatherings. The property offers four bedrooms, one of which is located on the ground floor and benefits from a shower unit and basin. To the first floor the remaining three bedrooms are well-proportioned, with bedroom one offering built in storage. The family bathroom offers a four piece suite with a panelled bath with storage and separate shower cubicle.

Externally, the property sits within an impressive plot. A large front garden provides an attractive approach, while the wrap-around rear garden offers a high level of privacy and space to enjoy outdoor living. The garden is predominantly used as two spaces, with one part being laid to lawn whilst the other provides a patio area for seating and entertaining. The property further benefits from a, integral single garage and extensive off-road parking for four or more vehicles.

Henley is a highly desirable and well-connected village just north of Ipswich, offering a wonderful balance of countryside living with convenient access to amenities. The village benefits from a well-regarded primary school, active community, and excellent road links via the A14 providing straightforward access to Ipswich, Bury St Edmunds and beyond. Nearby towns offer a wide range of shops, leisure facilities, and rail links to London, making Henley an ideal choice for families and commuters seeking village life without compromise.

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Front
Driveway providing off road parking, and large laid to lawn area. Mature trees and shrubs, with path leading to:

Porch
Wood effect vinyl flooring. Radiator. Door to:

Entrance Hallway
Dado rail. Radiator. Laminate flooring. Stairs to first floor. Doors to:

Living Room
21'9" x 16'9" (max) (6.64 x 5.12 (max))

Double glazed window to rear. Double glazed sliding patio doors to side. Brick fireplace with log burner inset. Laminate wood effect flooring. Coving. Two radiators. Door to:

Snug / Office

14'10" x 12'5" (4.54 x 3.80)

Double glazed windows to rear. Laminate wood effect flooring. Coving. Radiator.

Kitchen

17'11" x 9'4" (5.48 x 2.87)

Double glazed window to and door side. Range of wall and floor mounted units. Solid wood worktop. Inset ceramic sink with mixer tap over. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Space for electric range cooker. Space for fridge/freezer. Coving. Spotlights.

Dining Room

17'7" x 9'2" (max) (5.36 x 2.81 (max))

Double glazed window to front. Exposed floor boards. Coving. Radiator.

Cloakroom

Low level W.C. Wall mounted ceramic hand wash basin. Extractor fan. Laminate flooring.

Bedroom Three

13'4" x 12'5" (max) (4.07 x 3.80 (max))

Situated on the ground floor, with double glazed window to front. Laminate wood effect flooring. Under stairs cupboard. Radiator.

Shower cubicle and hand wash basin.

Landing

Double glazed windows to front. Storage cupboard. Coving. Exposed floorboards. Doors to:

Bedroom One

13'3" x 13'3" (4.05 x 4.04)

Double glazed windows to rear. Exposed floorboards. Built in wardrobes. Radiator.

Bedroom Two

16'2" x 9'5" (4.93 x 2.88)

Double glazed window to rear. Coving. Radiator.

Bedroom Four

9'11" x 8'9" (3.04 x 2.68)

Double glazed window to rear. Exposed floorboards. Radiator.

Bathroom

Garden

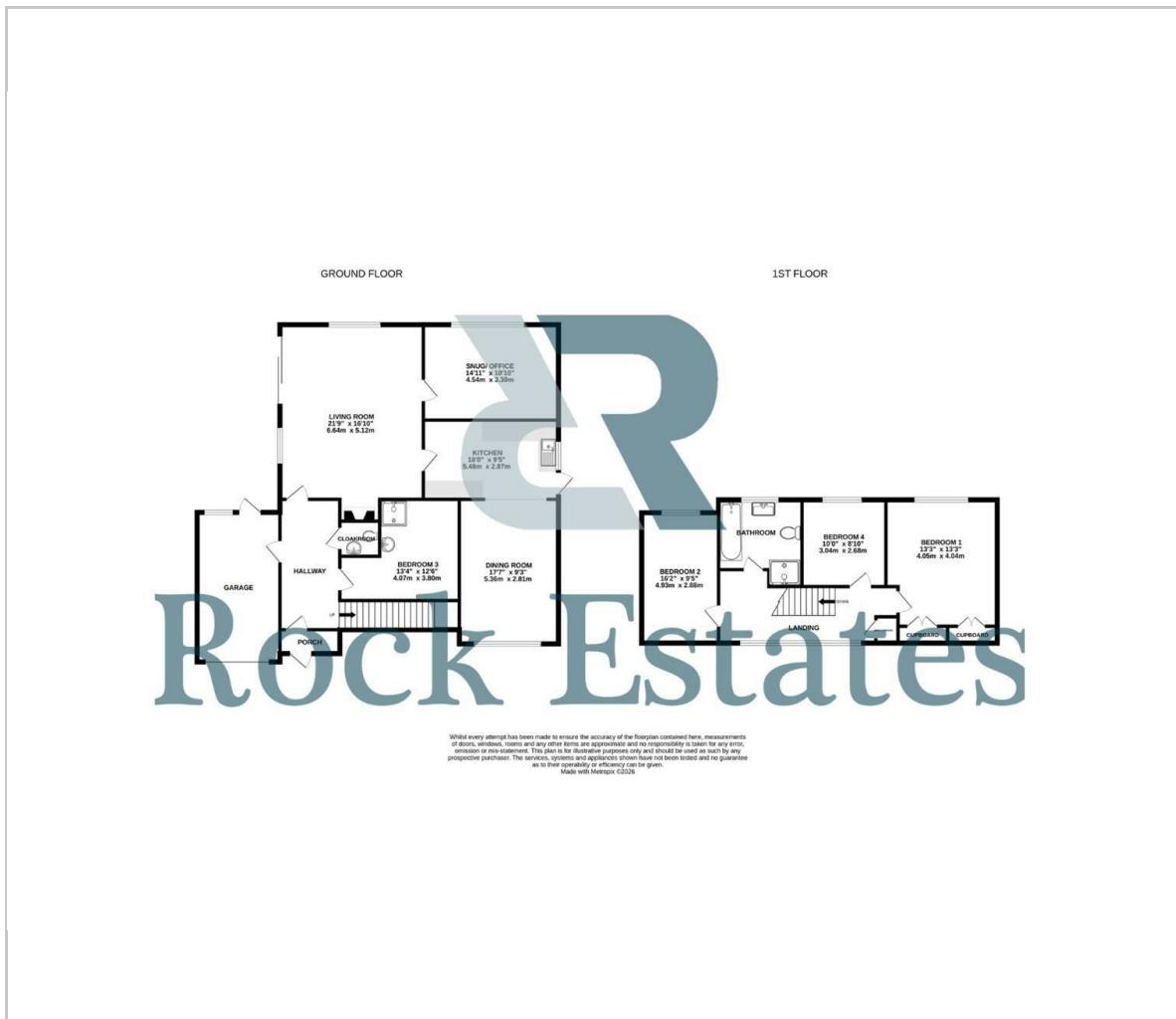
Wrapping around the rear of the property the garden is partly laid to lawn with a spacious patio area. The garden is incredibly private and enclosed with wooden fencing and brick walls. There is a gate to the front of the property.

Garage & Parking

The integral single garage boasts an electric door to front, and benefits from a single door at the rear providing access to the rear garden. Power and light connections.

There is ample off road parking to the front of the property on the private driveway. Currently offering four off road spaces with the possibility to accommodate further parking if required.

Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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