

Princedale Close | Ipswich | IP1 4JG

Offers In Excess Of £350,000 Freehold



Princedale Close, Ipswich, IP1 4JG

An extended 4 bedroom detached family home located just off Dales road on the North West side of Ipswich, the property is within walking distance to local shops, schools and bus route, a big plus is the solar panels providing feed tariff generating revenue of approximately £900.00 every year along with cheaper electricity. Arranged over two floors the property comprises spacious entry hall, lounge, open plan kitchen/dining, utility/cloakroom, stairs to first floor leading to four bedrooms and family bathroom, outside ample off road parking, rear established garden, Studio/office, summer house. Early inspection recommended.

ENTRANCE HALL

9' x 6' 11" (2.74m x 2.11m) Tiled Flooring, built in storage cupboards including solar panel controls, radiator, part glazed door through to lounge.

LOUNGE

19' x 14' (5.79m x 4.27m) Carpeted flooring, dual aspect double glazed window to front and side aspect, radiator, stairs to first floor, door through to kitchen/dining.

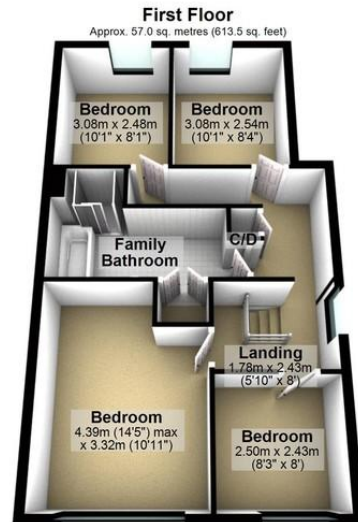
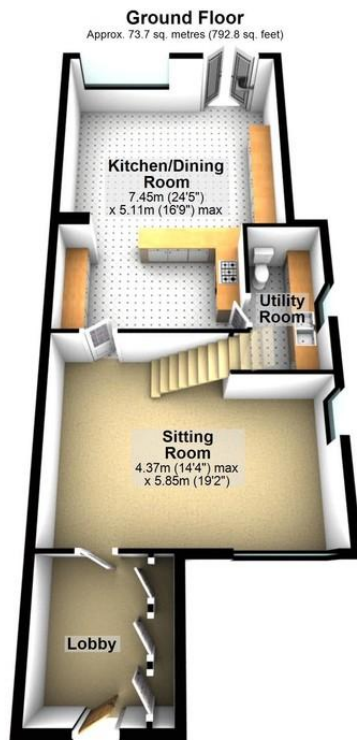
KITCHEN/DINER

24' x 16' narrowing to 13' (7.32m x 4.88m) Glossy fronted eye level and base units with roll edge work tops with breakfast bar, circular sink, black splash back tiling 5 ring gas hob with extractor, two wall mounted ovens, space for American fridge/freezer, radiator, double glazed French doors to rear aspect, door into Utility/cloakroom.

UTILITY/CLOAKROOM

11' x 5' (3.35m x 1.52m) Worktop, two circular sinks with swan neck mixer tap, wall mounted Potterton gas boiler, double glazed window to side aspect, low level WC, extractor fan.





Total area: approx. 130.6 sq. metres (1406.3 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

STAIRS FROM LOUNGE

Carpeted staircase and landing, double glazed window to side aspect, storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1

14' max x 10' 10" max (4.27m x 3.3m) Carpeted flooring, radiator, double glazed window to front aspect.

BEDROOM 2

10' x 8' (3.05m x 2.44m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 3

10' x 8' (3.05m x 2.44m) Carpeted flooring, double glazed window to rear aspect, radiator.

BEDROOM 4

8' x 7' 11" (2.44m x 2.41m) Carpeted flooring double glazed window to front aspect, radiator.

BATHROOM

Comprising low level WC, wash hand basin with cupboards under, bath and shower cubicle,

matching wall and floor tiles, extractor fan, chrome heated towel rail, airing cupboard housing hot water cylinder, solar panel controls.

STUDIO/OFFICE

23' max x 10' max (7.01m x 3.05m) Power and lighting connected, solar panel control, double glazed window.

SUMMER HOUSE

6' 11" x 6' (2.11m x 1.83m) Timber built, power and lighting connected.

OUTSIDE

Driveway with ample off road parking, side pedestrian access leading to rear garden, with patio area, raised flower beds and lawn, timber built Studio/office, summer house, covered area behind studio/office, pergola with hot tub (may be able to purchase on a separate negotiation), rear garden all enclosed with fencing.

COUNCIL

Ipswich Borough Council
Council Tax band (C) £1,788.08

NEAREST SCHOOLS

Springfield infant school, Westbourne academy.

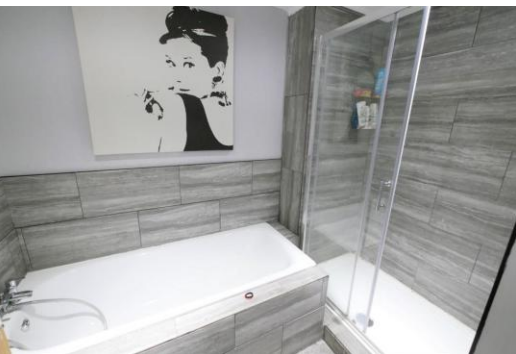
SERVICES

We understand that all mains services are connected.

Princedale Close
IPSWICH
IP1 4JG

Energy rating

B



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