

255 Dales Road, Ipswich, IP1 4LR



Freehold

Guide Price

£350,000

Subject to contract

Home office

3 bedrooms
2 reception rooms
Contemporary bathroom



Situated on the North Western side of the town and within the sought-after Dales area is this semi-detached family home.

Some details

General information

Situated on the North Western outskirts of the town and in the sought-after Dales area is this three bedroom double bay semi detached house, with excellent links to amenities and the A12/14.

The property has two reception rooms, a modern kitchen with separate utility area and a contemporary first floor bathroom. It has an impressive rear garden measuring in excess of 100' with a home office, gas central heating (not tested), double glazing and parking for numerous cars.

The accommodation comprises an entrance porch with door to the reception hall which has tiled flooring, stairs to the first floor and doors off. The sitting room has a feature fireplace and bay window to the front. Adjacent is the dining room which overlooks and has patio doors out to the garden. The kitchen has a range of base and eye level units, work surfaces and sink. There is an integrated NEFF slide and hide oven, hob and extractor over. It has a window to the side and a door into the utility area which has space for further appliances, door to the garden and the cloakroom with white basin & WC.

The first floor landing has doors off to three bedrooms, two of which are doubles and the family bathroom which has a contemporary white suite of basin, bath with shower over and WC.

Reception hall

13' 5" x 5' 10" (4.09m x 1.78m)

Sitting room

13' 10" x 12' 7" (4.22m x 3.84m)

Dining room

11' 6" x 11' (3.51m x 3.35m)

Kitchen

11' 4" x 7' 6" (3.45m x 2.29m)

Utility area

Cloakroom

4' 9" x 2' 8" (1.45m x 0.81m)

Landing

Bedroom one

14' 4" x 11' 1" (4.37m x 3.38m)

Bedroom two

11' 6" x 11' 1" (3.51m x 3.38m)

Bedroom three

8' 7" x 7' 6" (2.62m x 2.29m)

Bathroom

7' 8" x 7' 6" (2.34m x 2.29m)

Outside

The front of the property has been block paved providing parking for numerous cars, this leads to a single garage with up and over door to the front.

The rear garden measures in excess of 100' and is enclosed by wooden fencing and predominantly laid to lawn with various borders, patio area and raised deck. There is a detached home office which measures 11'7 x 7'5 which has power, light and heating.

Location

Dales Road is situated on the North Western outskirts of Ipswich, there is a parade of shops nearby with a Co-Op, Post Office and Bakery. Ipswich town centre is easily accessible which offers an abundance of shopping facilities, coffee houses and bars. For the commuter Ipswich mainline station and the A12/14 are within easy reach.

Important information

We understand that mains gas, water and electricity are connected to the property.

Tenure - Freehold

Council tax band - C

EPC rating - E

Directions

Head out of town in a Northerly direction along Henley Road, passing Ipswich Independent school on the left and follow the S bend. At the traffic lights continue straight over, continuing along Henley Road. Take the second turning on the left into Dales Road, the property can be found at the end of the road on the right hand side.

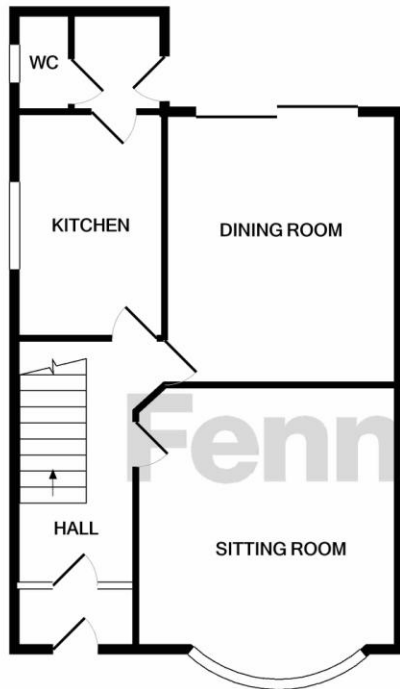
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

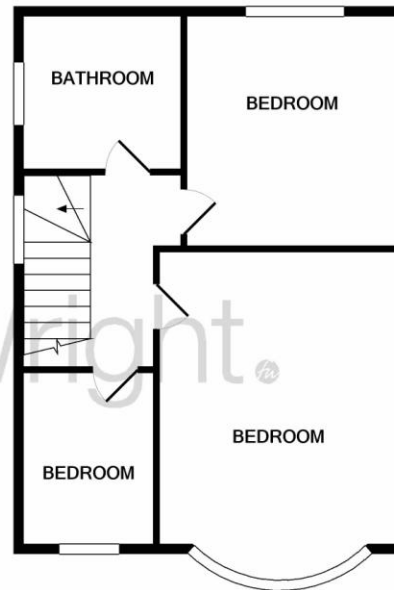
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Viewing

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