

41 Dales View Road, Ipswich, IP1 4HJ



3 bedrooms
1 reception room
and 1 bathroom

Freehold

Offers Over

£300,000

Subject to contract

**Impressive open-plan
kitchen/dining room**



A semi-detached property with a 115ft rear garden and modernised open-plan kitchen/dining room.

Some details

General information

Situated in a popular residential area, known locally as The Dales, is this well presented three bedroom semi-detached property. Along with an impressive open-plan kitchen/dining room with integrated appliances is a cloakroom and a modernised first floor bathroom. There is also a 115ft rear garden, off road parking, double glazed windows and gas central heating (not tested).

Accommodation is accessed via the reception hall which has stairs to the first floor and a tiled floor. The sitting room is located to the front with a bay window and gas fire (not tested) with surround. To the rear of the hall is the impressive open-plan kitchen/dining room where there are French doors opening onto the garden. There is an extensive range of fitted base cupboards, wall cupboards, granite worktops and drawers, and a central island unit with seating. Integrated appliances include a four-ring gas hob, double electric oven, extractor hood, dishwasher and fridge/freezer. There is also a cloakroom which comprises of a basin and WC.

The first floor landing has a window to the side and provides access to all three bedrooms and the family bathroom. Bedroom one is located to the front with a bay window, feature fireplace and wood effect floor. Bedroom two, which is a good size double, is located to the rear and also has a feature fireplace. Bedroom three is located to the rear and the modernised family bath is to the front. The family bathroom comprises of a bath, basin and WC.

Reception hall

13' 2" x 4' 11" (4.01m x 1.5m)

Cloakroom

Sitting room

13' 1" into bay x 11' 8" (3.99m x 3.56m)

Kitchen/dining room

17' 0" x 12' 11" (5.18m x 3.94m)

First floor landing

Bedroom one

13' 7" into bay x 11' 2" (4.14m x 3.4m)

Bedroom two

13' 0" x 10' 4" (3.96m x 3.15m)

Bedroom three

9' 11" x 6' 3" (3.02m x 1.91m)

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Outside

The property is recessed from the road by a front garden which is predominately laid to hardstanding providing off road parking. To the rear of the property is a wonderful rear garden measuring approximately 115ft in length. The garden is predominately laid to lawn with a range of flower beds and shrubs. There is a substantial decking area and also a bar which has light and power connected.

Location

The property is situated on the north west side of the town just off the Norwich Road, in an area known locally as The Dales. Along with access to an excellent range of local amenities and facilities, the A12 is also within easy striking distance, as is Asda supermarket and a local retail park.

Important information

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

Tenure – Freehold.

Council tax band C.

EPC rating D.

Directions

Leaving Ipswich town centre in a north westerly direction along St Matthews Street, proceed onto the Norwich Road. At the double mini-roundabout with Chevallier Street and Valley Road, proceed straight over to continue on Norwich Road. From here, take the 4th turning on the right onto Lower Dales Hall Road. Follow this up the hill and upon passing Westholme Road, the road then becomes Dales View Road where the property can then be found on the left hand side, identified by a Fenn Wright board.

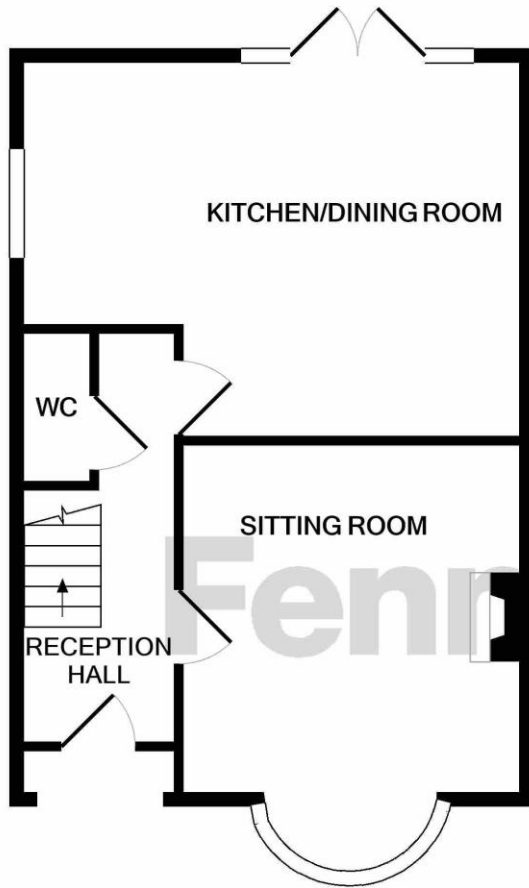
Further information

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

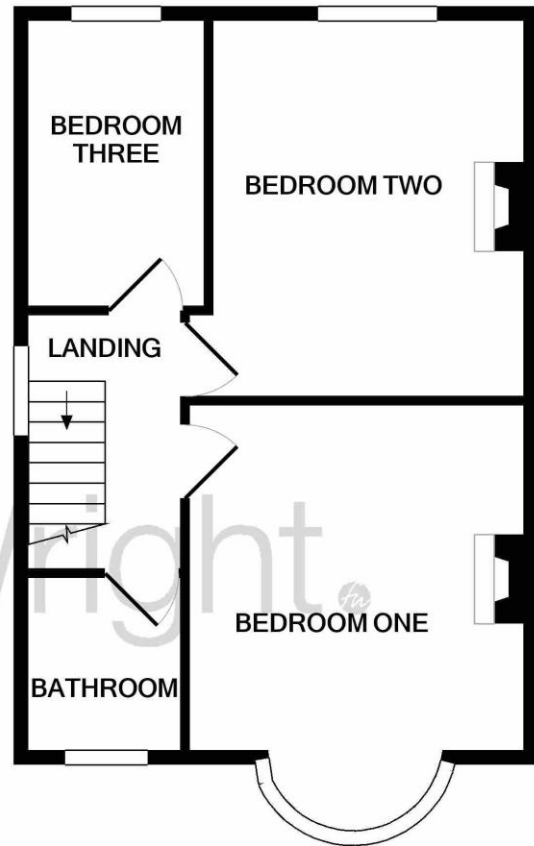
fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01473 232 700.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2022

To find out more or book a viewing

01473 232 700

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition on necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollygate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

