

Dale Hall Lane | Ipswich | IP1 4LX

Offers In Excess Of £500,000 Freehold

# Dale Hall Lane, Ipswich, IP1 4LX

An extensively improved, extended and reconfigured three double bedroom detached bungalow located within a desirable prime residential area to the popular North-West of Ipswich. The generously proportioned and exquisitely presented accommodation briefly comprises; spacious entrance hall, stylish fully fitted lounge-kitchen-diner, generous sitting room with gas log effect burner, three double bedrooms with en-suite connected to the main bedroom, and luxury four-piece family bathroom. To the outside the frontage provides ample off-road parking with access to an attached garage with electrically operated roller shutter entry door whilst to the rear there is a good-sized easterly facing manicured garden mainly laid to mature lawn with stocked beds, pergola seating area, potting shed, storage shed and Indian stone entertainment patio. Early viewing to fully appreciate the size and quality of accommodation on offer is highly recommended.

## DOUBLE GLAZED COMPOSITE DOOR TO

### ENTRANCE HALL

14' 5" x 5' 7" approx. (4.39m x 1.7m) Two full height double glazed window casements to front, vertical radiator, built-in coat cupboard, loft access to part boarded loft space with light housing modern wall mounted combination boiler, quality wood effect flooring, inset LED ceiling lights, oak doors to sitting room, bedrooms and family bathroom.

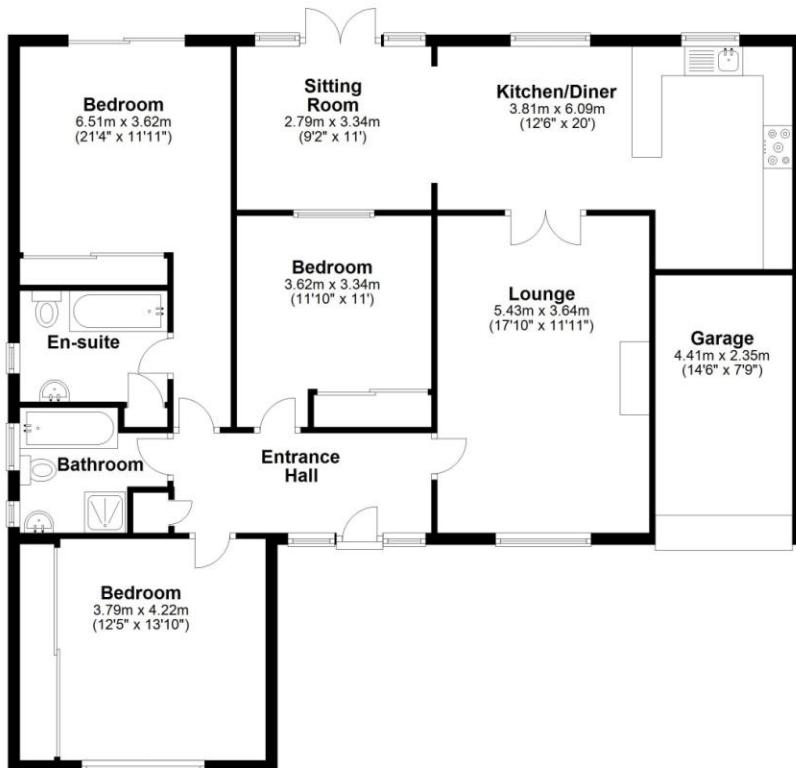
### SITTING ROOM

17' 11" x 11' 11" approx. (5.46m x 3.63m) Double glazed window to front, radiator, fireplace with free standing gas log effect burner set in stone tiled recess, broadband and television points, picture rail, quality wood effect flooring, oak sliding glazed double doors opening to lounge-kitchen-diner.

### KITCHEN-DINING AREA

19' 11" x 12' 6" narrowing to 9' 1" approx. (6.07m x 3.81m) Two double glazed windows to rear, vertical radiator, a comprehensive stylish range of base and eye level fitted cupboard and drawer units, marble effect





Total area: approx. 126.8 sq. metres (1364.5 sq. feet)  
**Dale hall lane, Ipswich**

worktops with breakfast bar extending, inset one and a quarter bowl ceramic sink drainer unit with mixer tap, built-in double oven, inset five ring gas hob with contemporary extractor over, integrated dish-washer, space for fridge-freezer, under counter spaces for washing-machine and tumble dryer, farmhouse style tiled splash backs, television point, stone tile effect Karndean flooring, inset LED ceiling lights and twin pendant lights over breakfast bar, opening through to lounge area.

### **LOUNGE AREA**

10' 3" x 9' 1" approx. (3.12m x 2.77m) Vertical radiator, quality wood effect flooring, double glazed patio style doors opening to garden.

### **BEDROOM ONE**

13' 2" to back of wardrobes x 12' approx. (4.01m x 3.66m) Vertical radiator, double patio style doors opening to garden, built-in part mirror sliding fronted triple wardrobes, inner corridor accessing en-suite.

### **BEDROOM ONE EN-SUITE**

8' 9" x 6' 1" approx. (2.67m x 1.85m) Obscured double glazed window to side, heated towel rail, panelled bath with fixed head thermostatic shower, separate rinser and side screen, mounted hand-wash basin with mixer tap and cupboard under, low level WC, tiled splash backs, polished stone effect tiled floor, built-in cupboard, extractor fan, inset LED ceiling lights.

### **BEDROOM TWO**

13' 11" to back of wardrobes x 11' 11" approx. (4.24m x 3.63m) Double glazed window to front, radiator, built-in part mirror sliding fronted twin double wardrobes.

### **BEDROOM THREE**

11' 10" to back of wardrobes x 10' 11" (3.61m x 3.33m) Double glazed window to rear, radiator, built-in part mirror sliding fronted triple wardrobes.

### **FOUR PIECE FAMILY BATHROOM**

9' x 8' 10" approx. (2.74m x 2.69m) Two double glazed windows to side, heated towel rail, contemporary four piece luxury suite consisting of shaped free standing bath with wall mounted mixer tap, walk-in glazed double shower cubicle with fixed head thermostatic shower, mounted hand-wash basin with mixer tap and cupboard under, and low level WC with concealed cistern, porcelain tiled floor, mosaic glass and grey tile splash backs, extractor fan, inset LED ceiling lights.

## OUTSIDE

The frontage provides ample brick paved hard stand driveway parking, access to an attached garage with electrically operated roller shutter door, power and lighting. Gated pedestrian side access leads to a good-sized easterly facing manicured garden, mainly laid to mature lawn with attractively stocked exposed beds and water features complimented by an Indian stone paved entertainment patio. In addition there is a pergola seating/barbecue area, potting shed and storage shed, outside lighting and tap all enclosed by painted fencing to boundaries.

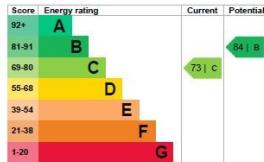
## IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,070.81 PA (2022-2023).

## SCHOOLS

Dale Hall Primary and Ormiston Endeavour High.

### Energy performance certificate (EPC)

Dale Hall Lane IPSWICH IP1 4LX	Energy rating <b>C</b>	Valid until: 4 April 2032 Certificate number: 0057-3015-8204-2252-1200
Property type	Detached bungalow	
Total floor area	127 square metres	
<b>Rules on letting this property</b>		
Properties can be rented if they have an energy rating from A to E.		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy efficiency rating for this property</b>		
The property's current energy rating is C. It has the potential to be B.		
<a href="#">See how to improve this property's energy performance</a>		
 The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60		



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