



Dales View Road | Ipswich | IP1 4HL

Offers In Excess Of £300,000 Freehold

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# Dales View Road, Ipswich, IP1 4HL

A beautiful double bay semi-detached house located to the North West of Ipswich which has been tastefully refurbished by the current owners, within walking distance to local schools, shops and bus route and backs onto Sherrington Road recreational park. Arranged over two floors the property comprises entry hall, ground floor cloakroom, lounge dining room, extended modern fitted kitchen, stairs to first floor leading to 3 bedrooms and family bathroom, tastefully decorated, recently fitted floor coverings, double glazed, gas centrally heated, off road parking for 2 cars, early inspection recommended.



## ENTRY HALL

Composite door into entry hall, brush mat, flexi laminate flooring, radiator, stairs to first floor, door into cloakroom and lounge/dining room.

## CLOAKROOM

Comprising low level WC, wash hand basin, double glazed window to side aspect, flexi laminate flooring.

## LOUNGE/DINING

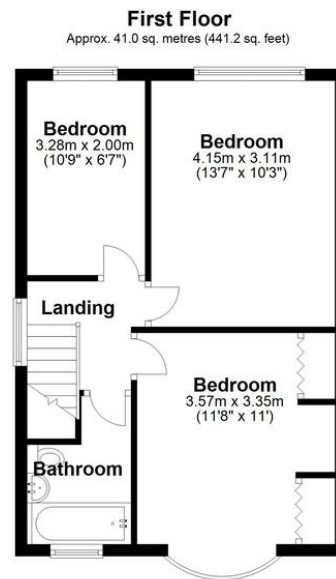
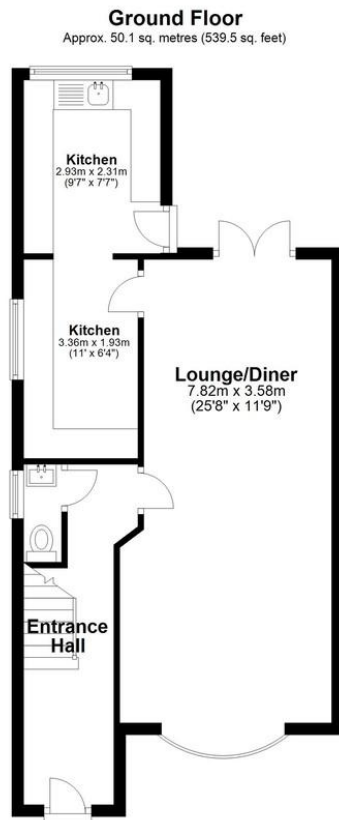
25' 8" x 11' 9" (7.82m x 3.58m) Carpeted flooring, shelved recess, 2 radiators, double glazed bay window to front aspect, 2 fire place recesses with oak mantels, double glazed French doors to rear aspect with side panels, door into kitchen.



## KITCHEN

20' 7" x 7.7' narrowing to 6'.4' (6.27m x 2.13m) Modern glossy eye level and base units with roll edge worktops, integrated fridge/freezer, plumbing for washing machine and dish washer, vent for tumble dryer, gas hob with stainless steel extractor hood over, electric oven, stainless steel sink with drainer, swan neck mixer tap, slim line radiator, gas boiler located in cupboard, double glazed windows to side and rear aspect, double glazed door to side aspect, laminate flooring.





Total area: approx. 91.1 sq. metres (980.8 sq. feet)  
**16 Dales view rd, Ipswich**

## STAIRS

Carpeted stairs and landing, double glazed window to side aspect, loft hatch, doors to bathroom and bedrooms.

## BEDROOM 1

11' 8" x 11' (3.56m x 3.35m) Carpeted flooring, his and hers built in wardrobes, radiator, double glazed bay window to front aspect.

## BEDROOM 2

13' 7" x 10' 3" (4.14m x 3.12m) Carpeted flooring, radiator, double glazed window to rear aspect with views over Sherrington Road park.

## BEDROOM 3

10' 9" x 6' 7" (3.28m x 2.01m) Carpeted flooring, radiator, double glazed window to rear aspect.

## BATHROOM

Comprising low level WC, wash hand basin and bath with rainfall shower off the mains, extractor fan, double glazed window to front aspect, chrome heated towel rail, vinyl floor covering.

## OUTSIDE

Off road parking for 2 cars, shingled edging, shrubs to front, side access leading to gate into rear garden which is laid to lawn, 2 deck areas, timber garden shed, rear gate out onto lane with access to Sherrington Park, rear garden enclosed by fencing.

## COUNCIL

Ipswich Borough Council  
Council Tax band (C) £1,840.72

## NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne academy.

## SERVICES

We understand all mains services are connected.

Dales View Road  
IPSWICH  
IP1 4HL

Energy rating

**D**

Valid until: **10 November 2025**

Certificate number: **9684-2819-6992-9595-9615**



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