

2 Queensdale Close, Ipswich, IP1 4JZ



**Freehold**

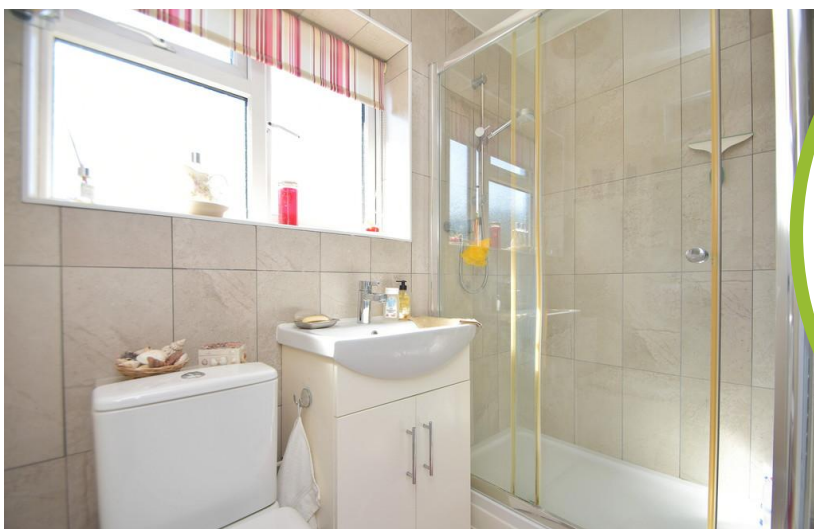
Offers In Excess Of

**£300,000**

Subject to contract

**Sought-after Dales area**

3 bedrooms  
Sitting/dining room  
Garage and parking



Situated in the popular Dales on the north-western outskirts of the town is this semi-detached bungalow which occupies a corner plot.

# Some details

## General information

Situated on the north-western outskirts of the town in a popular residential area known locally as the Dales is this well-presented three bedroom semi-detached bungalow. The property occupies a corner plot with south-facing garden, gas central heating (not tested), predominantly double glazed, parking and garage to the rear of the property.

The entrance porch has a door into the sitting/dining room which has a window to the front and doors off. To the rear is the kitchen which is well equipped with a range of base and eye-level units, work surfaces, sink, fridge, freezer, hob, oven and space for a washing machine. There is a door to the rear and the kitchen overlooks the rear garden.

Off the sitting room is an inner hall which has doors off to the three bedrooms and a shower room. Two of the bedrooms overlook the rear garden and the shower room has a basin, WC and double walk-in shower.

## Entrance porch

### Sitting/dining room

22' 5" x 11' 5" (6.83m x 3.48m)

### Kitchen

9' 9" x 9' (2.97m x 2.74m)

### Bedroom one

12' 7" x 11' 5" (3.84m x 3.48m)

### Bedroom two

9' 7" x 9' 1" (2.92m x 2.77m)

### Bedroom three

8' 10" x 8' 9" (2.69m x 2.67m)

### Shower room

7' 1" x 5' 6" (2.16m x 1.68m)

## Outside

The property is enclosed by a low level brick wall with gate leading to the front door. The property occupies a generous corner plot and is predominantly laid to lawn with mature borders, trees and shrubs.

To the rear of the property is a generous driveway providing parking for 2-3 cars which also leads to a detached single garage with up and over door. The rear garden is enclosed by wooden fencing and enjoys a south-facing aspect with areas laid to lawn, patio and mature borders, trees and shrubs.

## Location

Queensdale Close is a close is a cul-de-sac situated on the north-western outskirts of the town in a popular residential area known locally as the Dales. There are amenities nearby including a convenience store, bakery and post office with regular bus services to Ipswich town centre which has a fantastic array of coffee houses, bars and restaurants. For the commuter the A12/A14 are both easily accessible.

## Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - D

Our ref - CJJ

## Directions

Leaving Ipswich town centre in a north-westerly direction along St. Matthew's Street, follow this road onto Norwich Road. At the double mini-roundabouts with Valley Road on the right continue straight over onto Norwich Road. Take the fifth turning on the right into Dales Road, just prior to the railway viaduct, follow along until the turning for Queensdale Close which is on the left hand side. Continue up the hill where the property can be found immediately 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.

[fennwright.co.uk](http://fennwright.co.uk)

## Viewing

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



To find out more or book a viewing

**01473 232 700**

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