



Dale Hall Lane | Ipswich | IP1 4LX

Asking Price £300,000 Freehold



Dale Hall Lane, Ipswich, IP1 4LX

CHAIN FREE - A well maintained two double bedroom detached bungalow, located to the popular North West of Ipswich on the desirable Dale Hall Lane. The versatile accommodation comprises; enclosed lobby, hallway with carpet concealing parquet floor, two double bedrooms (one currently serving as an additional reception), fitted kitchen, lounge with opening through to a conservatory style diner, shower room and separate WC. To the outside there is a generous frontage providing ample off-road parking and access to an attached garage, whilst to the rear there is a good-sized established garden mainly laid to mature lawn with patio, wooden shed and summerhouse. Further benefits include gas fired central heating via a modern boiler and predominant double glazing. The left hand property boundary lies beside a tree lined bank which shields and conceals a sunken railway line predominantly used for freight. Early viewing is highly recommended.

DOOR TO ENCLOSED LOBBY

ENCLOSED LOBBY

Door to hallway.

HALLWAY

Radiator, loft access, built-in cupboard housing modern wall mounted gas fired boiler, carpet concealing parquet floor, doors to.

KITCHEN

12' 4" to back of pantry cupboard x 9' 5" approx. (3.76m x 2.87m) Double glazed window to front, double glazed door to side passageway, radiator, a range of base level fitted cupboard and drawer units, granite effect worktops, inset stainless steel sink drainer unit with mixer tap, tile effect splash backs, space for electric cooker, space for fridge-freezer, under counter space for washing machine, tile effect flooring, built-in pantry cupboard with double glazed window to side, built-in cupboard.

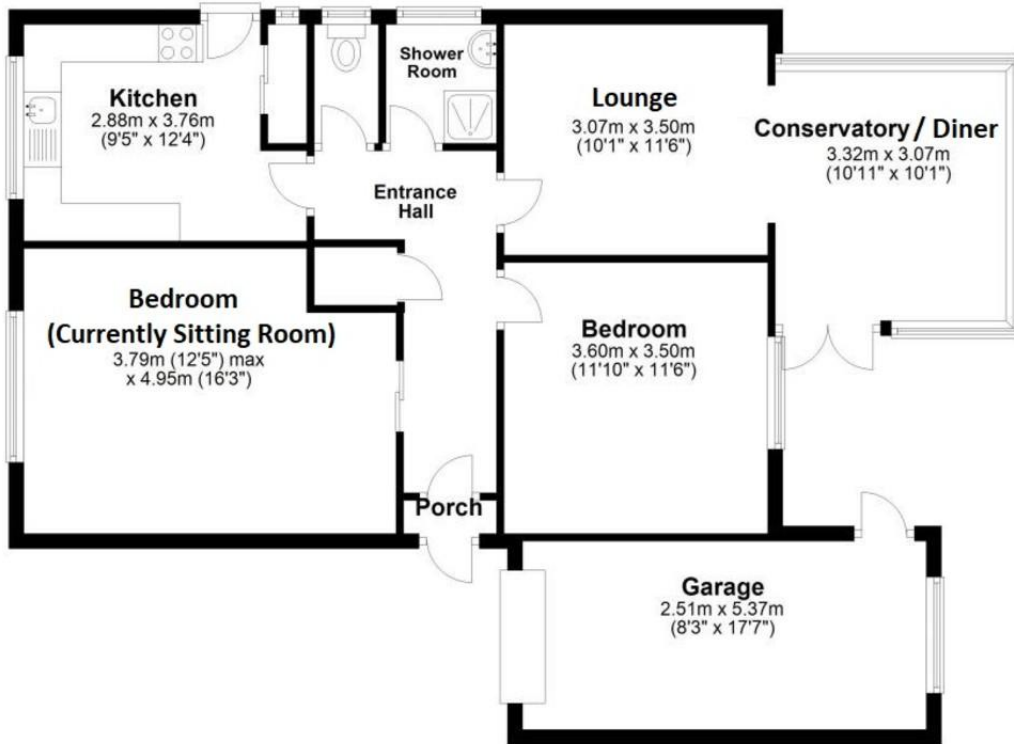
LOUNGE

11' 6" x 10' 1" approx. (3.51m x 3.07m) Radiator, opening through to conservatory style diner.



Ground Floor

Approx. 91.3 sq. metres (982.4 sq. feet)



Total area: approx. 91.3 sq. metres (982.4 sq. feet)

dale hall lane, ipswich

CONSERVATORY/ DINER

10' 11" x 10' 1" approx. (3.33m x 3.07m) Set on brick and double glazed to three aspects, radiator, nine top opening windows, French door to garden, mains power, central fan light, pitched UPVC roof.

BEDROOM ONE (CURRENTLY SERVING AS A SITTING ROOM).

16' 3" x 12' 5" approx. max. (4.95m x 3.78m) Double glazed window to front, radiator, tiled fireplace with fitted electric fire, television point.

BEDROOM TWO

11' 10" x 11' 6" approx. (3.61m x 3.51m) Double glazed window to rear, radiator, fitted bedroom furniture.

SHOWER ROOM

Obscured double glazed window to side, heated towel rail, shower cubicle with electric shower, pedestal hand-wash basin, tiled floor.

SEPARATE WC

Obscured double glazed window to side, radiator, low level WC with concealed cistern, tiled floor.

OUTSIDE

Set back from the road by a generous frontage providing ample off-road parking, access to attached garage with up and over entry door, gated pedestrian access to rear. The established rear garden is of a good size, mainly laid to mature lawn and stocked with a variety of trees and shrubs, there are two patios, a wooden shed and summerhouse, and personal access door to the garage.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £1,840.72 PA (2022-2023).

NEARBY SCHOOLS

Dale Hall Primary and Ormiston Endeavour High.

Energy performance certificate (EPC)

Dale Hall Lane
IPSWICH
IP1 4LX

Energy rating
D

Valid until: 24 October 2032
Certificate number: 6190-1450-0922-3221-3023

Property type: Detached bungalow

Total floor area: 77 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](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>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See [how to improve this property's energy performance](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH**

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