



Dales View Road | Ipswich | IP1 4HJ

Price £275,000 Freehold

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estate agents

Dales View Road, Ipswich, IP1 4HJ

This beautiful well maintained 3 bedroom double bay semi-detached family home located to the North West of Ipswich, just a short walk to local shops, schools, bus service and the property backs onto the Dales nature reserve which is great for dog walking and child's play area. The property is arranged over two floors comprising; enclosed storm porch, entrance hall with seating area under stairs, lounge/dining room, kitchen/breakfast room and stairs leading to 3 bedrooms and bathroom. The home is double glazed throughout and gas centrally heated with off road parking for 2 cars and well maintained mature gardens with summer house. Early inspection advised to appreciate this home.



STORM PORCH

Double glazed door in to enclosed storm porch, door into entrance hall.

ENTRANCE HALL

Carpeted flooring, radiator, seating area under stairs, stairs to first floor, doors to lounge/dining and kitchen/breakfast room.

LOUNGE/DINER

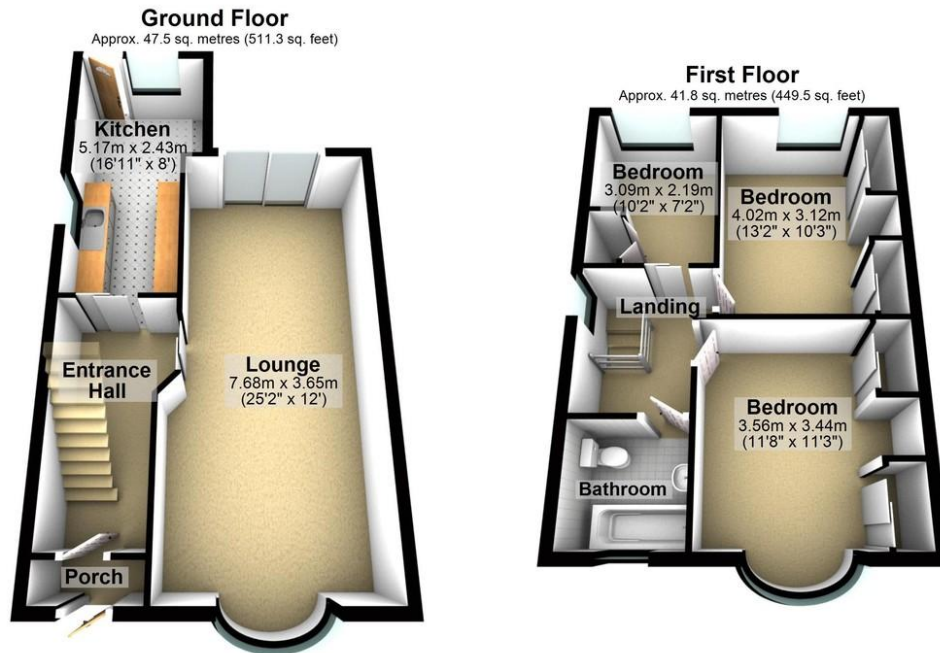
25' 2" x 12' (7.67m x 3.66m) Carpeted flooring, 2 radiators, feature brick fireplace with gas fire in both lounge and dining, double glazed bay window to front aspect, double glazed patio doors to rear garden.



KITCHEN/BREAKFAST ROOM

16' 11" x 8' (5.16m x 2.44m) Comprising eye level and matching base units with roll edge work tops, Space for gas cooker, space for under counter fridge & freezer, stainless steel sink with swan neck mixer tap, plumbing for washing machine, extractor fan, vinyl floor covering, double glazed window to side aspect, double glazed door and window to rear aspect, radiator.





Total area: approx. 89.3 sq. metres (960.8 sq. feet)

STAIRS

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

BEDROOM 1

11' 8" x 11' 3" (3.56m x 3.43m) Carpeted flooring, double glazed bay window to front aspect, radiator, built in wardrobes, matching wall lights, ceiling fan.

BEDROOM 2

13' 2" x 10' 3" (4.01m x 3.12m) Carpeted flooring, double glazed window to rear aspect with views over rear garden, radiator, built in wardrobes.

BEDROOM 3

10' 2" x 7' 2" (3.1m x 2.18m) Carpeted flooring, radiator, double glazed window to rear aspect with views over rear garden, airing cupboard housing wall mounted Valliant gas boiler, loft hatch.

BATHROOM

6' x 5' 11" (1.83m x 1.8m) Comprising low level WC, wash hand basin and bath with mixer shower attachment, extractor fan, Dimplex wall convector

heater, radiator, double glazed window to front aspect, vinyl floor covering.

OUTSIDE

Off road parking for 2 cars to front, shared passage leading to gate into rear garden with paved patio for outside entertaining, step down to beautiful floral gardens enhanced by colourful Acer trees, variety of flower & shrubs borders, path leading to artificial lawn area, walk through archway to timber garden shed and summer house both with power and lighting, gate at bottom of garden into the Dales nature reserve, gardens are enclosed by fencing.

COUNCIL

Ipswich Borough Council
Council tax band (C) £1,915.28

NEAREST SCHOOLS

Springfield infant & junior school and Westbourne Academy.

SERVICES

We understand that all mains services are connected.

Dales View Road
IPSWICH
IP1 4HJ

Energy rating

D

Valid until: 29 May 2033

Certificate
number: 2700-0104-0322-0277-3573



**VIEWING STRICTLY BY APPOINTMENT
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