



Dale Hall Lane | Ipswich | IP1 4LW

Guide Price £585,000 Freehold



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Dale Hall Lane, Ipswich, IP1 4LW

A substantial, double fronted, four double bedroom detached family home of excellent internal proportions, situated on an impressive double width plot within a prime residential area to the desirable North-West of Ipswich. The generous accommodation briefly comprises; entrance hall, sitting and dining room, garden room, quality fitted kitchen with predominantly integrated appliances and island with breakfast bar, study and cloakroom on the ground floor with landing, four double bedrooms with en-suite five-piece bathroom and walk-in dressing room to the main bedroom and family shower room also serving as a Jack and Jill style en-suite to bedroom two, on the first floor. The striking frontage provides ample driveway off-road parking for multiple vehicles and access the integral garage via an electrically operated sectional shutter door, whilst to the rear there is a larger well-kept partly landscaped South-Westerly facing established garden mainly laid to mature lawn with generous entertainment patio, elevated suntrap seating area, workshop, shed, greenhouse and sheltered storage area. Along with the beautiful open outlook, a variety of mature trees and thoughtfully stocked flower beds complete the setting. Convenient to Christchurch Park and Ipswich Independent School, early viewing to fully appreciate the quality and size of accommodation along with the premium residential position on offer is highly advised.

DOUBLE GLAZED FRONT DOOR TO

ENTRANCE HALL

Radiator, inset mat-well, stairs, under-stairs low level cupboard, Karndean luxury vinyl tile flooring, burglar alarm panel, doors to.

SITTING AND DINING ROOM

26' 5" x 13' 10" into bay narrowing to 11' 11" approx. (8.05m x 4.22m) Double glazed bay window to front, double glazed window to front, two radiators, enclosed coal effect gas fire, hard wiring for surround sound speakers, television and broadband point, door to kitchen.

GARDEN ROOM

12' 11" x 9' 4" approx. (3.94m x 2.84m) Double glazed bi-fold doors to garden, radiator, television point, inset ceiling lights and speakers, Karndean luxury vinyl tile flooring, opening through to kitchen.

KITCHEN

17' 9" x 13' 2" approx. (5.41m x 4.01m) Double glazed window to rear, double glazed door to garden, double glazed Velux roof window, radiator, comprehensive quality range of bi-coloured base and eye level fitted cupboard and drawer units with matching larder cupboard and integrated carousel storage system, under unit courtesy lighting over Silestone work surfaces, moulded sink unit with mixer tap, integrated appliances including two fridges and freezer, NEFF oven, dish-washer and microwave, tumble-dryer and free-standing BOSCH washing machine, matching island breakfast bar with under counter fitted units, breakfast bar overhang and inset NEFF five ring electric induction hob with extractor over, inset ceiling lights and speakers, television point, Karndean luxury vinyl tile flooring.





STUDY

10' 7" x 8' 2" approx. (3.23m x 2.49m) Double glazed window to front, double glazed French doors with matching half side casements to garden, radiator, gas fire, Karndean luxury vinyl tile flooring.

CLOAKROOM

Obscured double glazed window to rear, radiator, low level WC, wall mounted hand-wash basin, part tiled walls, Karndean luxury vinyl tile flooring.

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed windows to front and rear, radiator, built-in cupboard housing hot water tank and water softener, doors to.

MAIN BEDROOM

15' 3" into bay narrowing to 12' 11" x 12' 11" to back of wardrobes. approx. (4.65m x 3.94m) Double glazed bay window to front, radiator, built-in fitted wardrobes, television point, doors to en-suite bathroom and dressing room.

EN-SUITE BATHROOM

Obscured double glazed window to rear, chrome heated towel rail, five-piece suite consisting of a panelled bath with central mixer tap, shower cubicle with thermostatic shower, mounted twin his and hers sink units with mixer taps, cupboard units under and pelmet with lighting over, low level WC with concealed cistern, tiled walls, Karndean luxury vinyl tile flooring, inset ceiling lights, extractor fan.

EN-SUITE DRESSING ROOM

Radiator, Karndean luxury vinyl tile flooring, light.

BEDROOM TWO

10' 11" x 10' 2" approx. (3.33m x 3.1m) Double glazed window to front, radiator, fitted wardrobe, television point, door to family shower room serving as Jack and Jill style en-suite.

BEDROOM THREE

11' 2" to back of wardrobe x 9' 8" approx. (3.4m x 2.95m) Double glazed window to rear, radiator, fitted wardrobe, loft access to fully boarded attic storage space.

BEDROOM FOUR

10' 11" x 8' 4" approx. (3.33m x 2.54m) Double glazed window to rear, radiator, television point.

FAMILY SHOWER ROOM ALSO SERVING AS JACK & JILL STYLE EN-SUITE TO BEDROOM TWO

Obscured double glazed window to side, heated towel rail, mounted hand-wash basin with mixer tap and cupboard under, shower cubicle with thermostatic shower, low level WC, loft access to fully boarded attic storage space, tiled walls, Karndean luxury vinyl tile flooring, extractor fan.

OUTSIDE

The striking frontage provides ample driveway off-road parking for multiple vehicles and access the integral garage via an electrically operated sectional shutter door, whilst to the rear there is a larger well-kept partly landscaped South-Westerly facing established garden mainly laid to mature lawn with generous entertainment patio, elevated sun-trap seating area, workshop, shed, greenhouse and sheltered storage area. Along with the beautiful open outlook, a variety of mature trees and thoughtfully stocked flower beds complete the setting.

GARAGE

16' 10" x 10' 7" approx. (5.13m x 3.23m) Remotely operated electric sectional shutter door entry, brick paved floor, mains power and lighting, modern wall mounted gas-fired boiler, mains water tap, butler sink, personal door to sheltered storage area and garden.

WORKSHOP

19' x 9' 10" approx. (5.79m x 3m) Wood construction, windows to front, mains power and lighting, internal hard stand area.

IPSWICH BOROUGH COUNCIL

Tax band E - Approximately £2,633.51 PA (2023-2024).

SCHOOLS

Dale Hall Primary School and Ormiston Endeavour High School. Also convenient to Ipswich Independent School.

SEPARATE SHED

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and

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Energy performance certificate (EPC)

Dale Hall Lane IPSWICH IP1 4LW	Energy rating D	Valid until: 29 October 2033 Certificate number: 4920-7104-0027-0096-1743
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Property type	Detached house
Total floor area	156 square metres



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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