



Dale Hall Lane, Ipswich, IP1 4LW

Guide Price £325,000 Freehold

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Part of the Your Ipswich Group

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SUMMARY

CHAIN FREE - A beautifully presented three bedroom detached house with parking and attached garage, located in the popular North West of Ipswich on the desirable Dale Hall Lane. The remodelled, modernised accommodation comprises; enclosed porch, entrance hall, kitchen and dining room, sitting room and cloakroom on the ground floor with landing, three bedroom and family bathroom on the first floor. To the outside, the frontage, which provides driveway off-road parking, electric car charging point and access to an attached garage, wraps around to the sides to established garden, the attractive South East facing of which enjoys an open outlook and is mainly laid to mature lawn with a generous entertainment patio. Early viewing is highly recommended.

COMPOSITE FRONT DOOR WITH FULL HEIGHT SIDE CASEMENTS TO

ENCLOSED PORCH

Luxury vinyl tile flooring, door to entrance hall.

ENTRANCE HALL

Radiator, luxury vinyl tiled flooring, doors to.

KITCHEN AND DINING ROOM

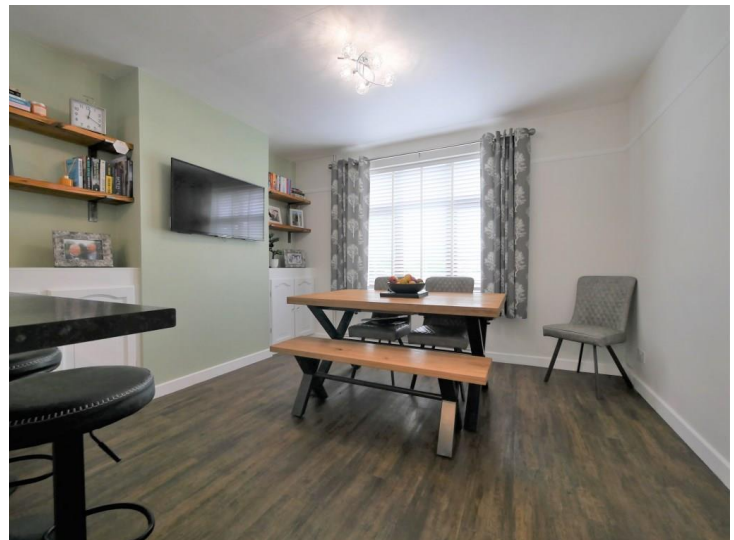
19' 5" x 12' approx. (5.92m x 3.66m) Double glazed windows with fitted blinds to front and rear, radiator, a range of gloss fronted cupboard and drawer fitted units with marble effect worksurfaces and extending breakfast bar, inset composite sink with mixer tap, integrated electric double oven, inset electric hob with extractor over, integrated fridge-freezer, washing machine and dishwasher, luxury vinyl tile flooring.

SITTING ROOM

12' 1" x 12' approx. (3.68m x 3.66m) Dual aspect double glazed windows with fitted blinds to front and side, radiator, fireplace, picture rail.

CLOAKROOM

Low level WC, mounted hand-wash basin with mixer tap, luxury vinyl tile flooring.





Total Area: 91.9 m² ... 989 ft²

All measurements are approximate and for display purposes only

STAIRS RISING TO FIRST FLOOR

LANDING

Double glazed window with fitted blind to front, loft access, doors to.

BEDROOM ONE

12' 1" x 12' approx. (3.68m x 3.66m) Dual aspect double glazed windows with blinds to front and side, radiator, built-in double wardrobe.

BEDROOM TWO

10' 11" x 10' 6" approx. (3.33m x 3.2m) Double glazed window with blind to front, radiator, alcove cupboard with rail, alcove cupboard concealing modern wall mounted gas fired boiler.

BEDROOM THREE

8' 4" x 7' 11" approx. (2.54m x 2.41m) Double glazed window with blind to side, radiator.

BATHROOM

Two obscured double glazed windows to rear, chrome heated towel rail, shaped shower bath with mixer tap and thermostatic shower, low level WC with concealed cistern, mounted hand-wash basin with mixer tap and cupboard under, porcelain tiled floor, stone effect tiled walls, inset LED lighting.

OUTSIDE

The frontage, which provides driveway off-road parking, electric car charging point and access to an attached garage, wraps around to the sides to established garden, the attractive South East facing of which enjoys an open outlook and is mainly laid to mature lawn with a generous entertainment patio, there are two built-in outbuildings, personal access to the attached garage, and gated pedestrian access to the front.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,254.05 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall Primary and Ormiston Endeavour High.

DIRECTIONS

Heading North on Dale Hall Lane from Valley Road, the property is found on the right hand-side cornering Dale Hall Lane and Dales Road.

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 occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property

relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Energy performance certificate (EPC)			
104 Dale Hall Lane IPSWICH IP1 4LW	Energy rating C	Valid until:	4 June 2034
		Certificate number:	4416-6104-4002-0006-9802
Property type		Detached house	
Total floor area		90 square metres	



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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