



10 Queensdale Close, Ipswich, Suffolk, IP1 4JZ

Guide Price £300,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

10 Queensdale Close, Ipswich, Suffolk, IP1 4JZ

SUMMARY

Ipswich & Suffolk Estate Agents are delighted to be offering for sale this beautiful semi-detached bungalow located to the North-West of Ipswich on the sought after Dales development. This spacious bungalow offers entrance hall, lounge, kitchen, conservatory, 3 bedrooms and shower room. There is gas central heating and double glazing throughout, further benefits include walking distance to shops, bus service and schools. Outside there is off road parking, a detached garage, workshop and sun room at the bottom of the garden. Established front and South facing rear gardens, with a covered patio area. VIEWING HIGHLY RECOMMENDED.

ENTRANCE HALL

UPVC door into entrance hall, tiled flooring, radiator, shelved storage cupboard, part glazed door into lounge.

LOUNGE

17' 7" x 11' 5" (5.36m x 3.48m) Fitted carpet, double glazed window to front aspect, radiator, part glazed door into kitchen.

KITCHEN

9' 11" x 9' (3.02m x 2.74m) Modern fitted wall and base units with roll edge work tops, Smeg 4 ring electric hob with extractor over, electric oven, stainless steel sink & drainer with mixer tap, plumbing for washing machine, tiled flooring, integrated fridge/freezer, larder cupboard housing Baxi boiler, heated towel rail, double glazed window to side and rear aspect and double glazed door to rear aspect into conservatory.

CONSERVATORY

18' 4" x 8' 10" (5.59m x 2.69m) Tiled flooring, 3 radiators, double glazed French doors to rear garden.

SIDE HALLWAY

Carpeted flooring, radiator, loft hatch, doors to bedrooms and shower room.

BEDROOM 1

12' 11" x 11' 5" (3.94m x 3.48m) Carpeted flooring, radiator, 4 door mirrored built in wardrobe, double glazed window to front aspect.

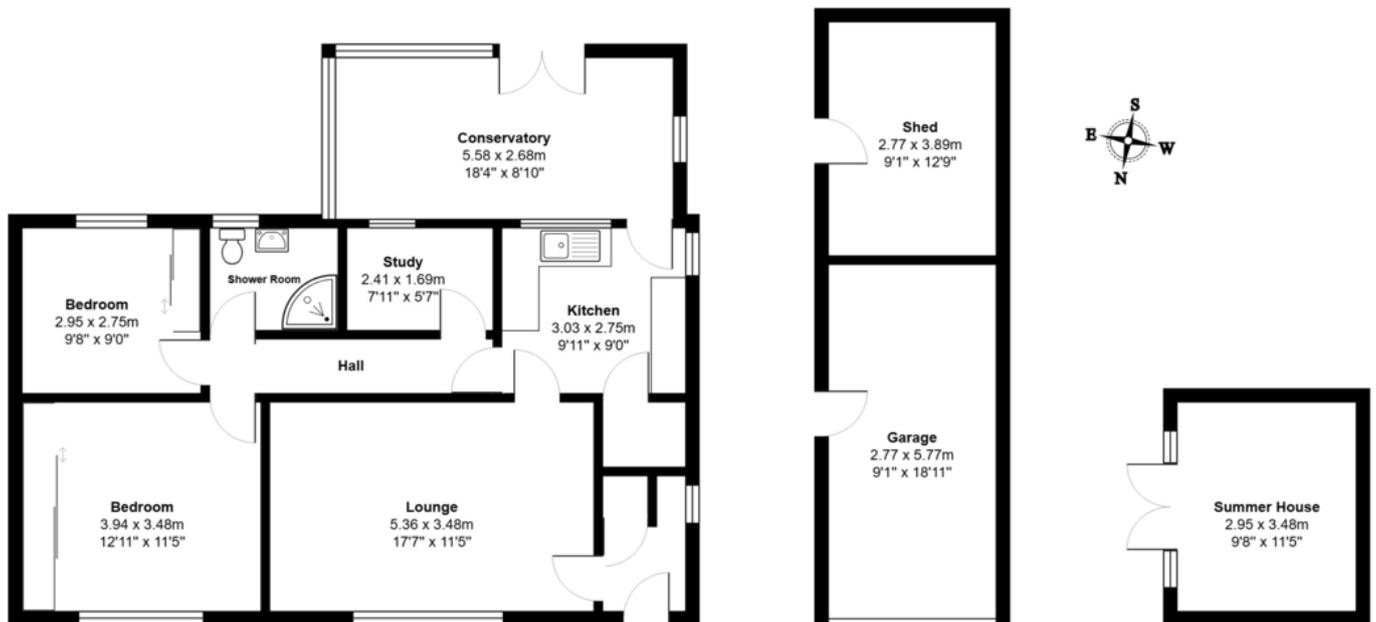
BEDROOM 2

9' 8" x 9' (2.95m x 2.74m) Carpeted flooring, radiator, 2 door mirrored built in wardrobe, double glazed window to rear aspect.

BEDROOM 3

7' 11" x 5' 7" (2.41m x 1.7m) Carpeted flooring, radiator, double glazed window to rear aspect looking into conservatory.





Total Area: 123.4 m² ... 1328 ft²

SHOWER ROOM

Comprising low level WC, wash hand basin with storage cupboards under, shower cubicle, extractor fan, tiled flooring, chrome heated towel, rail, double glazed window to rear aspect.

OUTSIDE

Blocked paved off road parking to front, decorative slate area all enclosed by dwarf brick wall to front, double gates leading to detached garage with further parking on driveway, South facing rear garden, covered patio area for entertaining, lawn with flower borders, further walled patio area at bottom of garden, workshop, summer house, gardens all enclosed by fencing.

GARAGE

18' 11" x 9' 1" (5.77m x 2.77m) Up & over roller door, power & lighting connected, side pedestrian door.

WORKSHOP

12' 9" x 9' 1" (3.89m x 2.77m) Power & lighting connected.

SUMMER HOUSE

11' 5" x 9' 8" (3.48m x 2.95m) Tiled flooring, double glazed windows to front and side aspect, power & lighting connected.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (C) £2.194.00p.

NEAREST SCHOOLS

Dale Hall Lane primary CP school, Westbourne Academy.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

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 the Digital Markets, Competition and Consumer Act 2024 (DMCC), 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.

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to:

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

| Energy performance certificate (EPC) | | |
|--|---------------------------|--|
| 10 QUEENSDALE CLOSE IPSWICH IP1 4JZ | Energy rating C | Valid until: 15 July 2031 Certificate number: 2121-1121-1110-4111-5217 |
| Property type | Semi-detached bungalow | |
| Total floor area | 83 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). | | |
| Energy rating and score | | |
| This property's energy rating is C. It has the potential to be B. | | |
| See how to improve this property's energy efficiency. | | |
| | | <p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p> |



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

01473 289333
www.your-ipswich.co.uk

125 Dale Hall Lane, Ipswich, IP1 4LS
Email: sales@your-ipswich.co.uk



Ipswich & Suffolk Estate Agents (trading as Your Ipswich Ltd). Registered in England, Company No: 07815579 | VAT No: 150 7321 41.

Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.