

Dale Hall Lane | Ipswich | IP1 4LW

Guide Price £575,000 Freehold

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Dale Hall Lane, Ipswich, IP1 4LW

An exceptional, substantially extended, remodelled and improved, five double bedroom detached family home located in a prime residential area to the Northwest of Ipswich, convenient to the town centre and Christchurch Park. The superbly proportioned and stylishly presented accommodation comprises; enclosed entrance lobby, entrance hall, striking contemporary kitchen-breakfast room with integrated NEFF appliances and underfloor heating connecting to dining room and family room, separate utility, cloakroom and spacious sitting room with log burner on the ground floor with landing, five double bedrooms, family bathroom and separate shower room on the first floor. To the outside there is ample off-road parking and access to an attached garage whilst to the rear there is a larger established garden with open outlook, two tired entertainment patio, sunken patio, shed and summerhouse. Early viewing of this impressive family home is highly advised.

COMPOSITE DOUBLE GLAZED DOOR TO

ENCLOSED ENTRANCE LOBBY

Two double glazed windows to side, light slate effect tiled floor, composite double glazed door with full height side casements to entrance hall.

ENTRANCE HALL

Traditional cast iron style column radiator, cupboard and two cubby cupboards under stairs, stairs with exposed wooden spindle railed bannister rising to first floor, light slate effect tiled floor, glazed oak doors to.

KITCHEN-BREAKFAST ROOM

20' 8" x 11' 7" approx. (6.27m x 3.53m) Double glazed window to rear, double glazed French doors to garden, part vaulted ceiling with twin Velux roof windows, under floor-heating, comprehensive range of contemporary grey gloss fronted fitted cupboard and drawer units and display cabinets, Corian worktops and uprights with matching island breakfast bar, moulded under mount one and a quarter sink with milled drainer and mixer tap, integrated NEFF appliances consisting slide and hide double oven with microwave and plate warmer, inset induction hob, double fridge-freezer and dish-washer, inset LED ceiling lights, light slate tile effect flooring, connecting openings to dining room, family room/office and utility room.

DINING ROOM

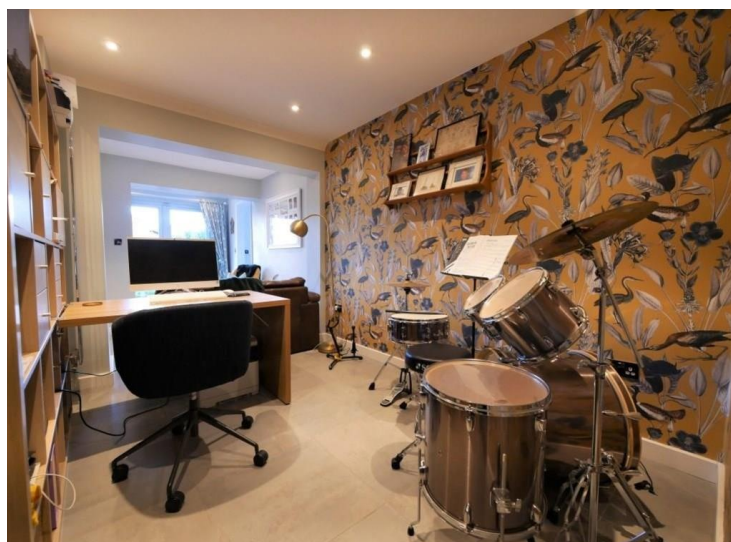
13' 10" x 11' 10" approx. (4.22m x 3.61m) Twin double glazed windows to side, under floor heating, light slate effect tiled floor.

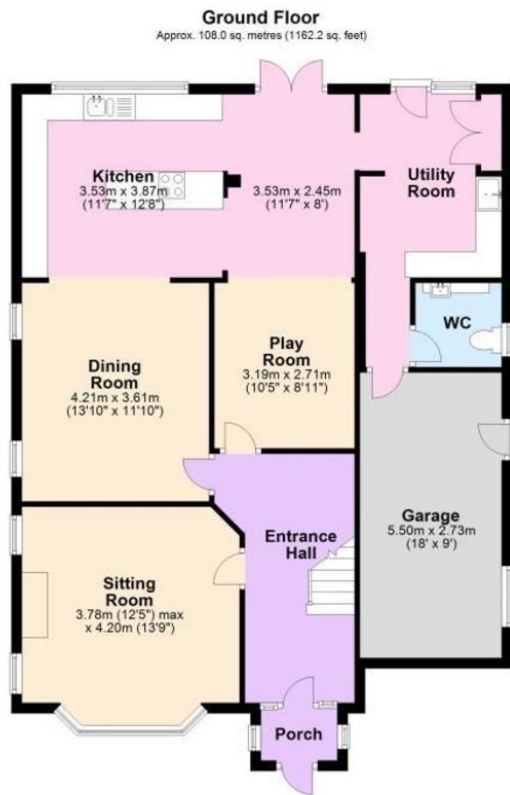
FAMILY ROOM/OFFICE

10' 5" x 8' 11" approx. (3.18m x 2.72m) Vertical radiator, LED inset ceiling spotlights, light slate effect tiled floor.

UTILITY ROOM

11' 9" x 9' plus corridor (3.58m x 2.74m) Double glazed door to garden, radiator, classic style base and eye level units, natural wood worktops, double cupboard concealing modern wall mounted gas fired boiler, wood worktops, butler sink with mixer tap, metro style tiled splash backs, under counter spaces for washing machine and tumble dryer, light slate effect tiled floor, corridor with doors to cloakroom and garage.





Total area: approx. 191.2 sq. metres (2058.5 sq. feet)

Mortimer EPC
Plan produced using PlanUp.

CLOAKROOM

5' 5" x 5' 3" (1.65m x 1.6m) Obscured double glazed window to side, ladder style chrome heated towel rail, low level WC, mounted hand-wash basin with mixer tap and cupboard under, metro style tiled splash backs, light slate effect tiled floor.

SITTING ROOM

13' 9" x 12' 5" max. approx. (4.19m x 3.78m) Double glazed bay window to front, twin double glazed windows to side, two radiators, log burner set in fireplace with granite back and hearth, painted surround and mantle, television point, telephone point, Karndean ash effect flooring.

STAIRS RISING TO FIRST FLOOR

SPLIT LANDING

Oak doors to.

BEDROOM ONE

13' 9" x 12' 5" max. approx. (4.19m x 3.78m) Double glazed bay window to front, curved radiator into bay, range of fitted wardrobes and cupboards, engineered lime washed oak flooring.

BEDROOM TWO

13' 9" x 11' 9" approx. (4.19m x 3.58m) Double glazed window to rear, radiator, television point, fitted sliding mirror fronted double wardrobe/part airing cupboard concealing hot water tank, engineered lime washed oak flooring.

BEDROOM THREE

10' 6" x 8' 11" approx. (3.2m x 2.72m) Radiator, engineered lime washed oak flooring, opening through to study area.

STUDY AREA

8' 11" x 6' 7" approx. (2.72m x 2.01m) Double glazed window to rear, engineered lime washed oak flooring.

BEDROOM FOUR

13' 8" x 9' approx. (4.17m x 2.74m) Double glazed window to rear, radiator, engineered lime washed oak flooring.

BEDROOM FIVE

9' 7" x 9' approx. (2.92m x 2.74m) Double glazed window to front, radiator, engineer lime washed oak flooring.

FAMILY BATHROOM

6' 10" x 6' 9" approx. (2.08m x 2.06m) Obscured double glazed window to front, vertical towel rail radiator, shaped shower bath with mixer tap and rinser, thermostatic touch start shower and side screen, low level WC with concealed cistern and granite surface over, mounted hand-wash basin with mixer tap, marble effect tiled walls, LED inset ceiling spotlights, extractor fan, ash wood effect tiled floor, loft access with ladder to fully boarded loft space.

SHOWER ROOM

8' 6" x 5' 3" approx. (2.59m x 1.6m) Obscured double glazed window to side, vertical radiator, shower cubicle with electric shower, low level WC with concealed cistern and granite surface over, mounted hand wash-basin with mixer tap and cupboard under, marble effect tiled walls, ash wood effect tiled floor, LED inset ceiling spotlights, extractor fan.

OUTSIDE

The frontage provides ample off-road parking for several vehicles on a brick paved driveway with access to an attached garage with up and over door, mains power and lighting, gated pedestrian access to rear. The established rear garden is a larger example and enjoys an uninterrupted open outlook, mainly laid to established lawn there is a generous two tired entertainment patio, sunken lounge patio enclosed by timbers with stone tiled floor and lighting, wooden shed and summerhouse secluded by a tree lined backdrop.

GARAGE

18' x 9' approx. (5.49m x 2.74m) Up and over entry door, mains power and lighting.

DIRECTIONS

Head towards Ipswich on Norwich Road, at double roundabout take first exit onto A1214, at traffic lights turn left onto Dale Hall Lane, the property will be found on the right hand side.

PLACES OF INTEREST (APPROXIMATE DISTANCES)

Christchurch Park 0.6 miles, Ipswich mainline to London Train Station 2.3 miles, and Ipswich Hospital 2.7 miles.

IPSWICH BOROUGH COUNCIL

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

SCHOOLS

Dale Hall Primary, Ormiston Endeavour High and Ipswich Independent School.

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

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Energy performance certificate (EPC)

Dale Hall Lane IPSWICH IP1 4LW	Energy rating C	Valid until: 2 September 2030 Certificate number: 0178-9057-7211-3170-5214
Property type	Detached house	
Total floor area	174 square metres	



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

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