



Dales View Road, Ipswich, IP1 4HL

Guide Price £320,000 Freehold



**ipswich & suffolk** estate agents  
Part of the Your Ipswich Group

# Dales View Road, Ipswich, IP1 4HL

## SUMMARY

CHAIN FREE - A beautifully presented, well extended and feature-full semi-detached family home located to the popular North-West of Ipswich within the desirable Dales. The well proportioned, light and airy accommodation briefly comprises: entrance hall, striking lounge-kitchen & dining room, sitting/family room and cloakroom on the ground floor, with landing, three bedrooms and bathroom on the first floor. To the outside the frontage provides ample off road driveway parking, whilst to the rear there is a generous South facing "L" shaped garden, mainly laid to established lawn with excellent stone paved entertainment patio which enjoys stunning panoramic roof top views over the Dales. The property benefits from some recent modernisation and there are a wealth of sympathetic, character-full features which compliment the modern arrangement. Viewing to fully appreciate the size and quality of accommodation on offer is highly recommended.



## STORM PORCH

Steps up to a tiled threshold, light, double glazed front door with matching side casements to entrance hall.

## ENTRANCE HALL

Radiator, inset matwell, telephone point, flush push to open integrated understairs storage systems, built in under stairs utility cupboard housing modern gas fired combination boiler, space and plumbing for washing machine and gas meter, picture rail, traditional stripped wood panel doors to sitting/family room, lounge-kitchen and dining room, and cloakroom, stairs with traditional white painted banister rising to first floor.

## LOUNGE-KITCHEN & DINING ROOM (PARTLY SEPARATED)

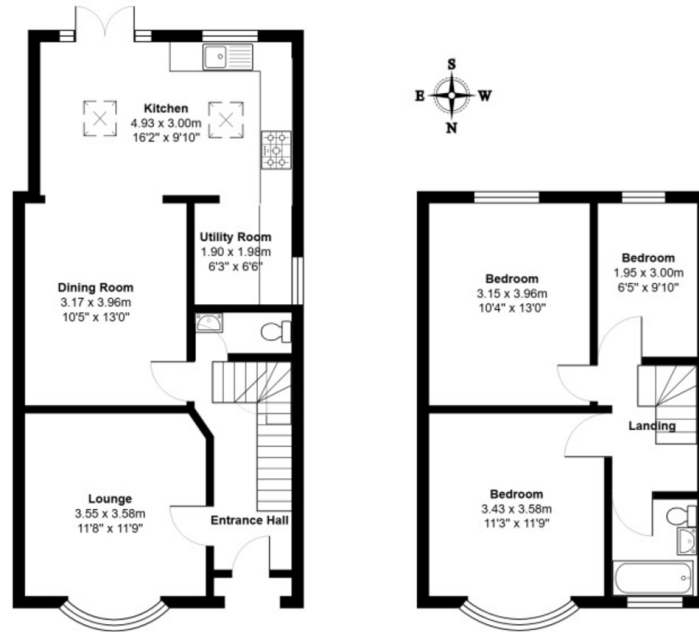
22' 10" max. reducing to 16' 4" approx. x 16' 2" max. reducing to 10' 5" approx. (6.96m x 4.93m) Double glazed French Doors to garden with matching side casements, twin double glazed Velux roof windows, two radiators, comprehensive range of classic style base and eye level fitted cupboard and drawer units, pull out spice rack, solid natural wood work surfaces, under-mounted butler sink with mixer tap and carved side drainer, integrated dish-washer, space for range cooker with stainless steel extractor chimney over, spaces for fridge-freezer and washing machine (the existing dual fuel Stoves range cooker, washing machine, and fridge-freezer are negotiable), metro style tiled splash backs, television point, picture rail, oak flooring, inset ceiling lights.



## SITTING/FAMILY ROOM

11' 8" x 11' 9" approx. (3.56m x 3.58m) Double glazed bay window with leaded and stained glass motifs to front, contemporary vertical radiator, feature fireplace reveal with tiled back, traditional wood surround and mantle, picture rail, television point, low level alcove cupboards with shelving above, television point, BT Openreach point, television point, picture rail, wood effect flooring.





Total Area: 97.5 m<sup>2</sup> ... 1049 ft<sup>2</sup>

#### **CLOAKROOM**

Chrome heated towel rail, low level WC, pedestal hand-wash basin, pattern tiled floor, extractor fan.

#### **STAIRS RISING TO FIRST FLOOR**

#### **LANDING**

Obscure double glazed window to side, traditional stripped wood panel doors to.

#### **BEDROOM ONE**

11' 3" x 11' 9" approx. (3.43m x 3.58m) Double glazed bay window with leaded and stained glass motifs to front, picture rail, radiator.

#### **BEDROOM TWO**

10' 4" x 13' approx. (3.15m x 3.96m) Double glazed window to rear, radiator, fitted wardrobes to alcoves, picture rail.

#### **BEDROOM THREE**

6' 5" x 9' 10" approx. (1.96m x 3m) Double glazed window to rear, radiator, picture rail.

#### **BATHROOM**

Obscure double glazed window to front, chrome heated towel rail, low level WC, pedestal hand-wash basin, panel bath with mixer tap and shower attachment, tiled splash backs, tile effect flooring.

#### **OUTSIDE**

To the outside the frontage provides ample off road driveway parking with gated side pedestrian access to the rear garden. To the rear there are steps down to a generous South facing "L" shaped garden, mainly laid to established lawn with an excellent stone

paved entertainment patio which enjoys stunning panoramic back drop roof top views over the Dales and surrounding. There are twin raised timber flower beds partly separating the lawn and patio, and additional garden which is presumed to have originally belonged to the neighbouring property, which currently accommodates two wooden sheds. There is an outside tap and lighting.

#### **IPSWICH BOROUGH COUNCIL**

Tax band C – Approximately £2,003.60 PA (2024-2025).

#### **NEAREST SCHOOLS (.GOV ONLINE)**

Springfield Infant Primary & Westbourne Academy Secondary.

#### **DIRECTIONS**

Leaving Ipswich town centre and head north-west on Norwich Road/A1156 towards Granville St, at the roundabout, take the 2nd exit onto Chevallier Street/Norwich Road/A1156/A1214, at the roundabout, take the 1st exit onto Norwich Road/A1156, turn right onto Lower Dales View Road, continue onto Dales View Road, the destination will be on the right.

#### **BROADBAND & MOBILE PHONE COVERAGE**

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

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

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

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

### AGENTS STAMP DUTY NOTE

Please be advised that as of the 1<sup>st</sup> 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 1<sup>st</sup> 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.

### 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)		
Dates: View Road IPSWICH IP1 4HL	Energy rating <b>C</b>	Valid until: 9 February 2035
		Certificate number: 7014-6165-4002-0092-9306
Property type	Semi-detached house	
Total floor area	98 square metres	



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

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