

Park View Road, Ipswich, IP1 4HY

Guide Price £340,000 Freehold



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# Park View Road, Ipswich, IP1 4HY

## SUMMARY

CHAIN FREE - An impressive, substantially extended three bedroom semi-detached family home located in an elevated position on the favourite Dales to the popular North West of Ipswich. This generously proportioned, well presented example of a circa 1930's double bay residence provides comfortable accommodation comprising; enclosed porch, entrance hall, sitting & dining rooms separated by bi-fold doors, snug, extensive fitted kitchen, separate utility room, rear lobby and five piece bathroom on the ground floor, with landing, three bedrooms and bathroom on the first floor. The frontage provides ample driveway parking and access to an attached garage, whilst to the rear there is an attractive easterly facing two tier garden with open outlook. Further benefits include the ingress of natural light from well positioned roof lanterns, predominant double glazing, and gas fired central heating. Early viewing is highly recommended.



## DOUBLE GLAZED FRONT DOOR TO

## ENCLOSED PORCH

Door to entrance hall.

## ENTRANCE HALL

Radiator, stairs rising to first floor, under stairs recess and cupboard, doors to.

## SITTING ROOM

11' 8" x 14' 6" into bay approx. (3.56m x 4.42m) Double glazed bay window to front, radiator, electric coal effect fire, television, telephone and broadband points, bi-fold doors to dining/family room.

## DINING/FAMILY ROOM

10' 6" x 18' 6" approx. (3.2m x 5.64m) Double glazed patio style doors to rear opening to garden, radiator, open revealed brick fireplace, door to entrance hall.



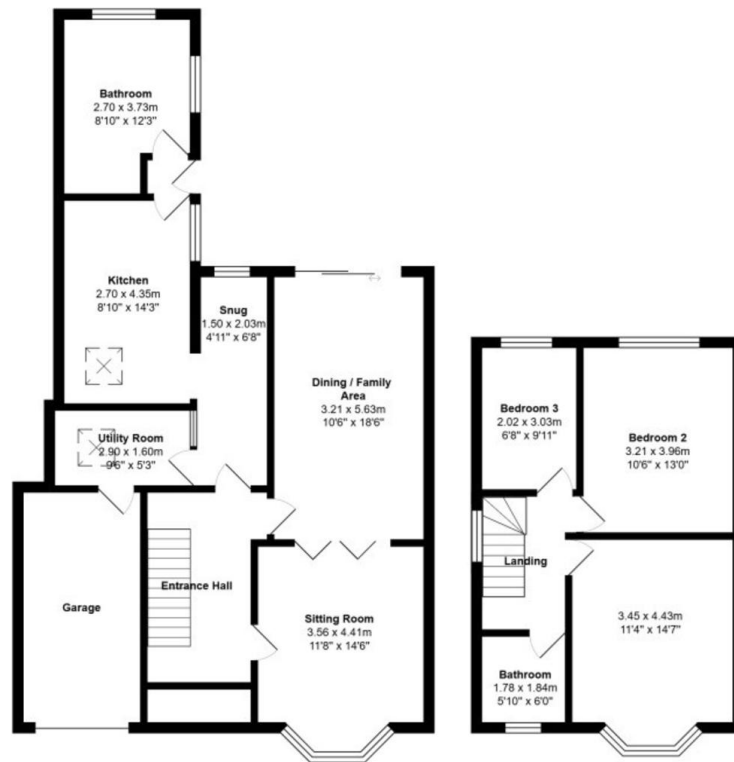
## SNUG

4' 11" x 6' 8" approx. (1.5m x 2.03m) Double glazed window to rear, radiator, television point, wood effect flooring, door to utility room and opening to kitchen.

## UTILITY ROOM

9' 6" x 5' 3" approx. (2.9m x 1.6m) Roof lantern, radiator, eye level fitted cupboards, work surface, wood effect flooring, spaces for fridge-freezer and washing machine, door to garage.





### KITCHEN

8' 10" x 14' 3" approx. (2.69m x 4.34m) Double glazed window to side, roof lantern, radiator, extensive range of classic style base and eye level fitted cupboard and drawer units with under unit courtesy lighting over rolled edge work surfaces, built-in electric oven and grill, inset electric hob with extractor over, inset stainless steel sink drainer unit with mixer tap, under counter spaces for white goods, Metro style tiled splash backs, wood effect flooring, door to rear lobby.

### REAR LOBBY

Double glazed side door to rear garden, door to bathroom.

### BATHROOM

Obscure double glazed window to side and rear, radiator, panel spa style bath, double shower cubicle with electric shower, low level WC, pedestal hand-wash basin, bidet, tiled splash backs, niche recesses, tile effect flooring, extractor fan.

### STAIRS RISING TO FIRST FLOOR

### LANDING

Loft hatch access to loft space, double glazed window to side, doors to.

### BEDROOM ONE

11' 4" x 14' 7" into bay approx.(3.45m x 4.44m) Double glazed bay window to front, radiator, twin built-in wardrobes to alcoves, overhead storage cupboards.

### BEDROOM TWO

10' 6" x 13' approx. (3.2m x 3.96m) Double glazed window to rear, radiator, built-in cupboard to alcove.

### BEDROOM THREE

6' 8" x 9' 11" approx. (2.03m x 3.02m) Double glazed window to rear radiator, fitted cupboards.

### BATHROOM

Obscure double glazed window to rear, radiator, panel bath with mixer tap and shower attachment, pedestal hand-wash basin with mixer tap, tiled walls and floor.

### OUTSIDE

The frontage provides ample driveway parking and access to an attached garage, whilst to the rear there is an attractive easterly facing two tier garden with open outlook, predominantly laid to mature lawn and generous entertainment patio with water feature.

### GARAGE

9' 6" x 17' 6" approx. (2.9m x 5.33m) Up and over entry door, mains power and lighting.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

### NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary and Westbourne Academy secondary.

### DIRECTIONS

Leaving Ipswich town centre and heading North-West on Henley Rd, turn left onto Valley Rd/A1214, turn right onto Dale Hall Ln, turn left onto Cotswold Ave, turn left onto Park View Rd, the destination will be on the left.

## BROADBAND & MOBILE PHONE COVERAGE

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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>

## 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)

Park View Road IPSWICH IP1 4HY	Energy rating <b>D</b>	Valid until:	3 September 2030
		Certificate number:	0472-2814-7414-2900-4185
Property type		Semi-detached house	
Total floor area		120 square metres	



**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](mailto:sales@your-ipswich.co.uk)



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