



Dales Road, Ipswich, IP1 4LR

O.I.E.O £400,000 Freehold

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

# Dales Road, Ipswich, IP1 4LR

**NO ONWARD CHAIN** - A great opportunity to purchase this 3 bedroom detached house located to the desirable North-West of Ipswich close to local shops, schools & bus service, a short walk to Christchurch park and town centre. Potential to possibly build at the bottom of garden (subject to the necessary consents). The property is arranged over two floors comprising entrance hall, G/F cloakroom, through lounge/dining, separate dining room, kitchen, stairs to first floor leading to 3 double bedrooms and family bathroom. The property is predominately double glazed, gas centrally heated, single detached garage plus plenty of parking, car port, mature gardens front and rear. **INSPECTION RECOMMENDED.**

## ENTRANCE HALL

Door into entrance hall carpeted flooring, stairs to first floor, radiator, storage cupboard under stairs, doors to cloakroom, lounge/dining, and dining room.

## SITTING ROOM

13' x 11' (3.96m x 3.35m) Carpeted flooring, coal effect gas fire (disconnected) radiator, double glazed bay window to front aspect, double glazed window to side aspect, archway through to lounge area.

## LOUNGE AREA

11' 6" x 11' (3.51m x 3.35m) Carpeted flooring, radiator, double glazed window to side aspect, double glazed French doors with side panel to rear aspect.

## CLOAKROOM

Comprises low level WC, wash hand basin, water softener, window to side aspect, vinyl floor covering.

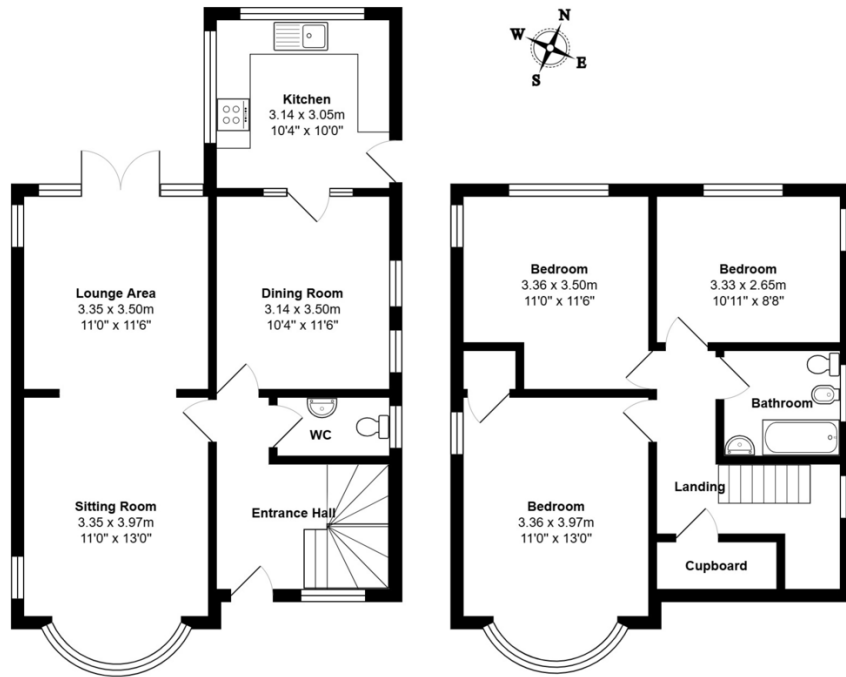
## DINING ROOM

11' 6" x 10' 4" (3.51m x 3.15m) Carpeted flooring, 2 radiators, 2 windows to side aspect, arched glazed doorway through to kitchen.

## KITCHEN

10' 4" x 10' (3.15m x 3.05m) Oak style eye level units, shaker style base units with roll edge work tops, Bosch 4 ring electric hob, Bosch grill and oven, inset sink with swan neck mixer tap, plumbing for washing machine & dish washer, radiator, vinyl floor covering, wall mounted Baxi boiler, double glazed window to rear and side aspect, double glazed door to side aspect.





Total Area: 112.6 m<sup>2</sup> ... 1212 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## STAIRS

Window at bottom of stairwell to front and window on half landing to side aspect, centrally carpeted stairs leading to carpeted landing, eve storage, loft hatch, doors to bedrooms and bathroom.

## BEDROOM 1

13' x 11' (3.96m x 3.35m) Carpeted flooring, radiator, double glazed bay window to front aspect and 2 double glazed windows to side aspect.

## BEDROOM 2

11' 6" x 11' (3.51m x 3.35m) Carpeted flooring, radiator, double glazed window to side aspect, window to rear aspect.

## BEDROOM 3

10' 11" x 8' 8" (3.33m x 2.64m) Carpeted flooring, dual aspect window to side and rear aspect, radiator.

## BATHROOM

7' 1" x 6' 7" (2.16m x 2.01m) Comprising low level WC, wash hand basin, bidet and bath with mixer shower attachment, vinyl floor covering, double glazed window to side aspect, radiator.

## OUTSIDE

Walled front garden with metal railings, front garden mainly laid to lawn, flower borders, variety of hedging to both boundaries, metal gate to side leading to rear garden, which is laid to lawn, mature flower and shrub borders, variety of bushes and trees, large conifer hedging to roadside border providing privacy in rear

garden, timber tool shed, pathway leading to covered carport, double gates from road with block paved driveway providing plenty of off road parking, single garage with with up & over roller door, power and lighting connected, side pedestrian door.

## COUNCIL

Council tax band (D) £2,358.54

## SERVICES

We understand all mains services are connected.

## NEAREST SCHOOLS

Dale Hall CP primary school, Ormiston Endeavour 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>

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|----------------------------------|---------------|----------------------------------------------|
| Dales Road<br>IPSWICH<br>IP1 4LR | Energy rating | Valid until: 10 July 2035                    |
|                                  | <b>D</b>      | Certificate number: 2140-6603-6050-4101-0995 |



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