



Dandalan Close, Ipswich,
£205,000

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A great opportunity to acquire this modern style three bedroom mid terrace home located in a cul de sac location close to local facilities.

- **WEST IPSWICH**
- **MID TERRACE HOUSE**
- **WELL PLANNED ACCOMMODATION**
- **THREE BEDROOMS**
- **15'0 LOUNGE/DINER**
- **DOUBLE GLAZING**
- **GAS HEATING**
- **FITTED KITCHEN**
- **OVERLOOKING GREEN**
- **TWO ALLOCATED PARKING SPACES**

PROPERTY:

A well proportioned three bedroom mid terrace house situated on the western side of Ipswich, tucked away down a quiet cul-de-sac, with open greensward to the front. The property is located close to nearby facilities with local shops, schooling, retail park and A14/A12 junction making this an ideal purchase for a young family or first time buyer. The accommodation comprises:- entrance hall, kitchen, and lounge/diner. The first floor leads off the landing with three bedrooms and a bathroom. Outside there is a small front area overlooking a green whilst the rear is approximately 30ft and enclosed.

Council Tax: Band B
Suffolk

LOCATION:

The property is conveniently located on the western side of the town centre. The Suffolk county town of Ipswich offers a wide range of facilities including mainline railway link to London's Liverpool Street. The A14 trunk road offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.





ENTRANCE HALL:

113 x 5'9 (34.44m x 1.75m)

Stairflight to first floor landing, storage cupboard understairs, warm air vent and wood laminate flooring. access to kitchen.

KITCHEN:

9'8 x 8'8 (2.95m x 2.64m)

Double glazed window to front elevation, stainless steel single drainer sink unit with cupboards under, floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, space for washing machine, concealed filter hood over four ring gas hob, electric oven under, inset gas boiler with warm air vent and space for fridge/freezer.

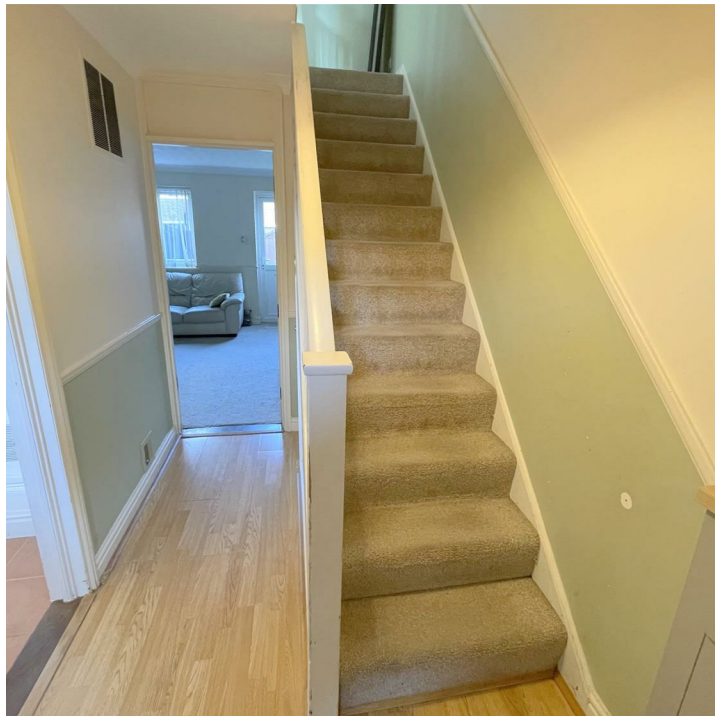
LOUNGE/DINER:

Double glazed window to rear elevation, double glazed door to rear, two wall light points, warm air vent and stone fire surround with inset gas coal effect fire.

LANDING:

Access to loft space and built in airing cupboard. Doors to:-





BEDROOM ONE:

12'5 x 8'9 (3.78m x 2.67m)

Double glazed window to rear elevation, a range of fitted cupboards and warm air vent.

BEDROOM TWO:

9'7 x 8'8 (2.92m x 2.64m)

Double glazed window to front elevation and warm air vent.

BEDROOM THREE:

8'3 x 5'11 (2.51m x 1.80m)

Double glazed window to rear elevation and warm air vent.

BATHROOM:

5'11 x 5'4 (1.80m x 1.63m)

Double glazed frosted window to front elevation, vanity wash hand basin with vanity cupboard under, low level WC, with concealed cistern, panel bath with mixer tap shower spray and screen, tiled walls and tiled flooring.

FRONT GARDEN:

Open plan, laid to small lawned area and path to front door.

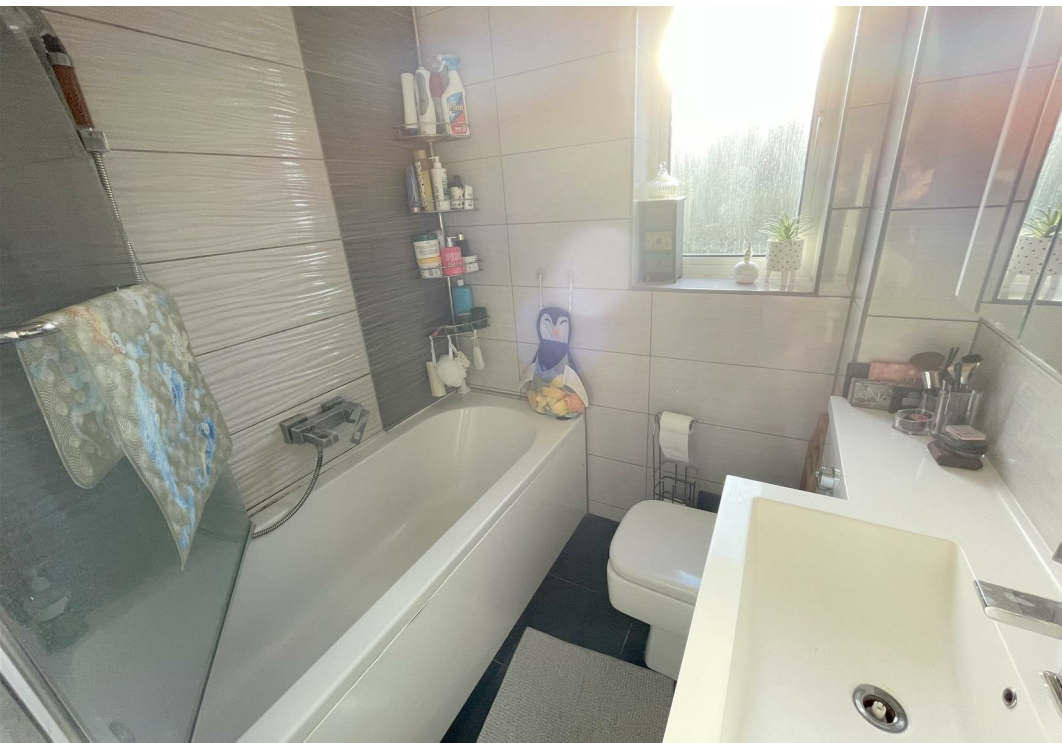
REAR GARDEN:

Approximately 30ft in length, fenced, rear pedestrian access, outside water tap, raised flower beds, timber shed and patio area to the rear.

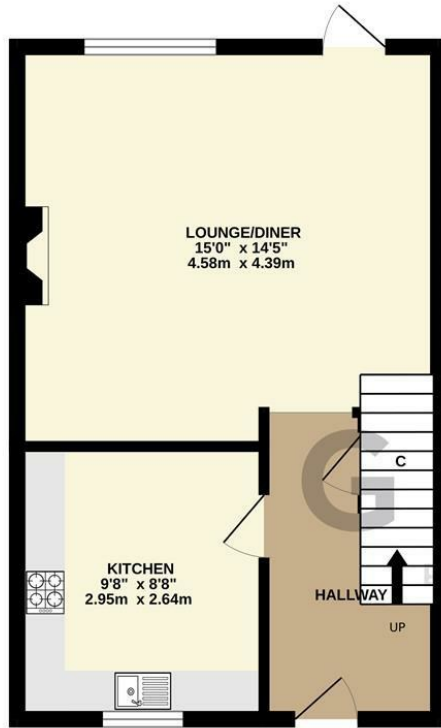
PARKING:

Two allocated parking spaces.

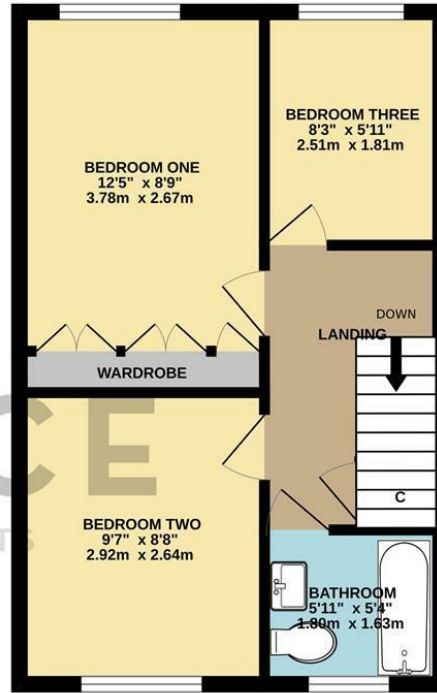




GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



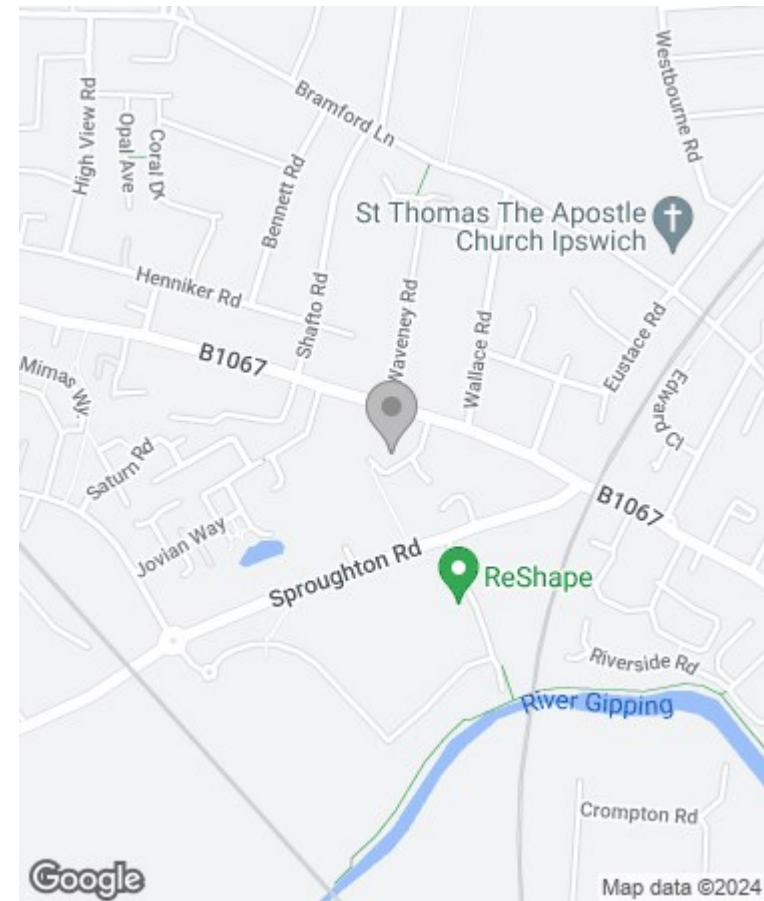
TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	