

Dale Hall Lane, Ipswich, IP1 4LX



welcome to

Dale Hall Lane, Ipswich

GUIDE PRICE £400,000-£425,000 This well-presented three bedroom detached bungalow benefits from three double bedrooms, off road parking, a garage and a large rear garden.













Entrance Hall

With real oak flooring, loft hatch with ladder up giving access to the combination boiler which has a 6 year warranty, storage cupboard and doors to each room.

Bathroom

 8^{\prime} 9" x 7' (2.67m x 2.13m) Tiled flooring, shower over bath, tiled splashback, two double glazed windows, heated towel rail, low level WC and wash hand basin.

Bedroom Three

11' 5" max x 8' 4" (3.48m max x 2.54m) Double glazed window to the rear, one radiator and real oak flooring.

Bedroom Two

9' 9" x 9' 9" (2.97m x 2.97m) Double glazed window to the front, one radiator and carpet flooring.

Master Bedroom

9' 9" x 11' 4" (2.97m x 3.45m) Large double glazed window to the rear allowing ample natural light, one radiator and carpet flooring.

Kitchen

14' 5" x 8' 9" (4.39m x 2.67m) Tiled flooring, space for a range of appliances, built in oven, hob and extractor hood, eye and base level units and a tiled splashback.

Dining Room

11' 3" x 7' 8" (3.43m x 2.34m) With UPVC roof, patio doors to the rear, one radiator and access to the garage and garden.

Garage

7' 7" x 15' 1" (2.31m x 4.60m) Currently used as a utility room, space for a tumble dryer, storage and access to:

Cloakroom

4' 3" x 5' 7" ($1.30m\ x\ 1.70m$) With half tiled walls, low level WC, wash hand basin and tiled flooring.

Lounge

11' 4" max x 15' 8" (3.45m max x 4.78m) Good size lounge with a large double glazed window to the front, electric fireplace and real oak flooring.

Outside:

Front Garden

Driveway to the garage and artificial grass lawn.

Rear Garden

Large sunny East facing garden with a side gate to the front, a summer house and an allotment.





welcome to

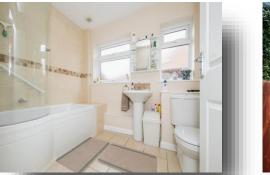
Dale Hall Lane, Ipswich

- Three double bedrooms
- Well-presented
- Large sunny rear garden
- Real oak flooring to the hall and lounge
- Off road parking & garage

Tenure: Freehold EPC Rating: D

quide price

£400,000 - £425,000





view this property online williamhbrown.co.uk/Property/IPS118123





postcode not the actual property



Property Ref: IPS118123 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01473 226101



Ipswich@williamhbrown.co.uk

Wolsey House, 16-18 Princes Street, IPSWICH, Suffolk, IP1 1QT



williamhbrown.co.uk