



**110 Dales Road, Ipswich**

Guide Price **£350,000**





## 110 Dales Road

Ipswich, Ipswich

Beautifully extended three-bedroom home with stylish open-plan living, vaulted garden room, landscaped garden and detached garden office, set in a popular north-west Ipswich location. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

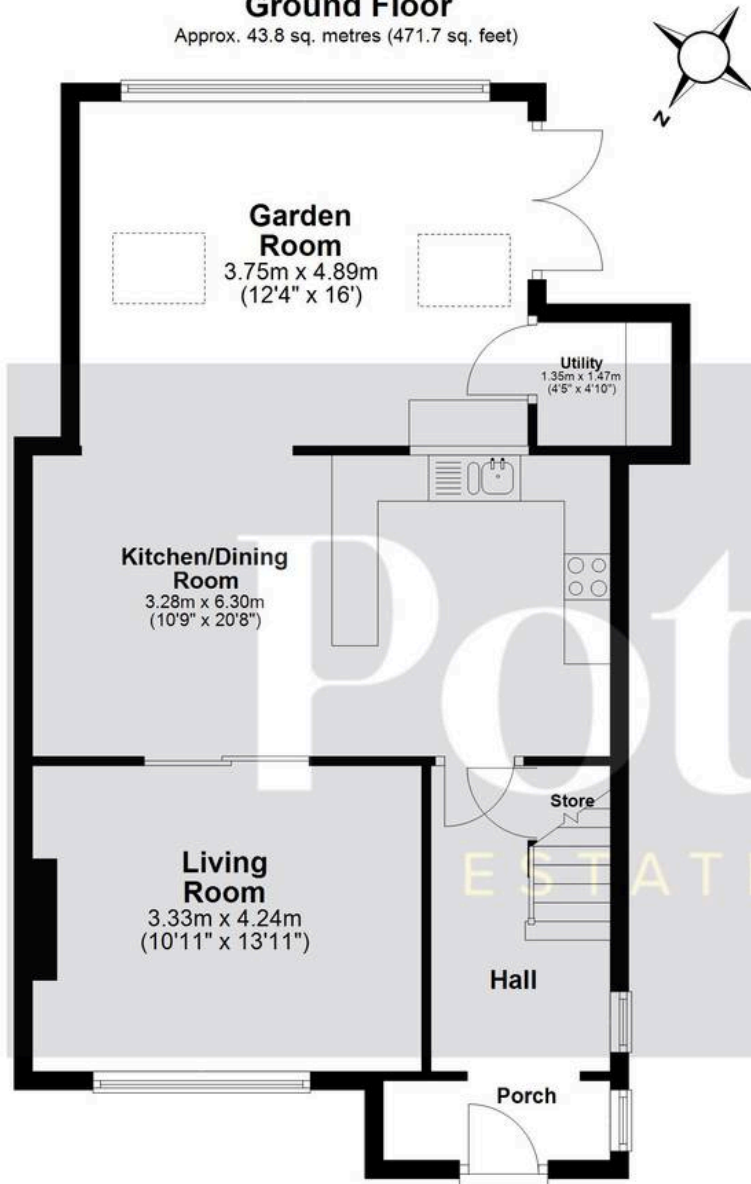
- Beautifully presented three-bedroom semi-detached home
- Thoughtfully extended to the rear
- Stylish open-plan kitchen and dining room
- Impressive garden room with vaulted ceiling
- Separate sitting room with feature fireplace
- Contemporary kitchen with integrated appliances
- Utility room and useful storage
- Modern family bathroom
- Landscaped rear garden
- Detached garden room ideal as home office





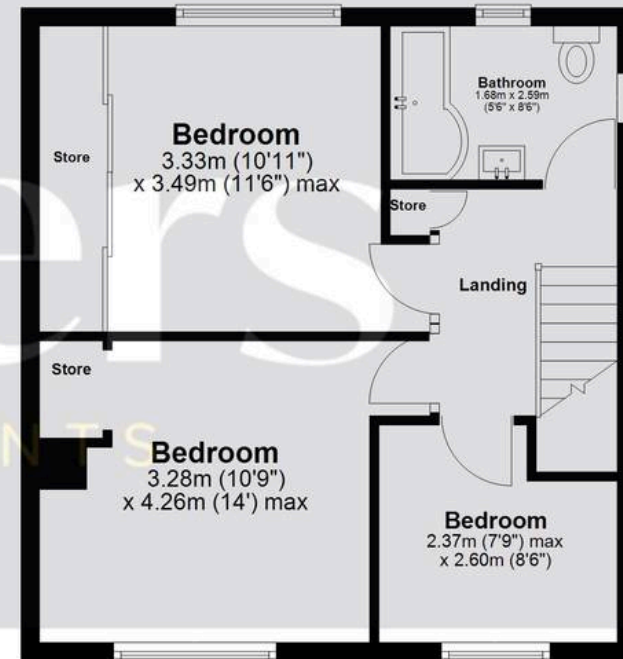
## Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



Total area: approx. 86.3 sq. metres (928.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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## Potters Estate Agents

Potters Estate Agents, 6 Market Hill - IP12 4LU

01394 447487 • [enquiries@pottersestateagents.com](mailto:enquiries@pottersestateagents.com) • [www.pottersestateagents.com/](http://www.pottersestateagents.com/)