



32 Dales View Road, Ipswich, Suffolk, IP1 4HL

Guide Price £315,000 Freehold

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

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SUMMARY

A well appointed and extended 3 bedroom semi-detached family home located on the popular Dales Development, close to local shops, schools and bus service. The accommodation is arranged over two floors comprising: enclosed porch and hall, cloakroom, open plan lounge/dining room, sun room, kitchen, stairs to first floor leading to 3 bedrooms and family bathroom. Further benefits include gas central heating and double glazing, and outside there is off road parking for 2/3 cars, established gardens, with a private lane to the rear for vehicular access. VIEWING RECOMMENDED.

STORM PORCH

Enclosed storm porch with double glazed door into entrance hall.

ENTRANCE HALL

Laminate flooring, slimline radiator, stairs to first floor, storage cupboard under stairs, doors to cloakroom, lounge/dining and kitchen.

CLOAKROOM

Low level WC, wash hand basin with storage cabinet below, double glazed window to side aspect, laminate flooring.

LOUNGE AREA

Carpeted flooring, double glazed bay window to front aspect, fireplace, opening into dining area.

DINING AREA

Carpeted flooring, radiator, window and door into sun room.

SUN ROOM

Vinyl floor covering, radiator, double glazed window to side and double glazed French doors to rear aspect.

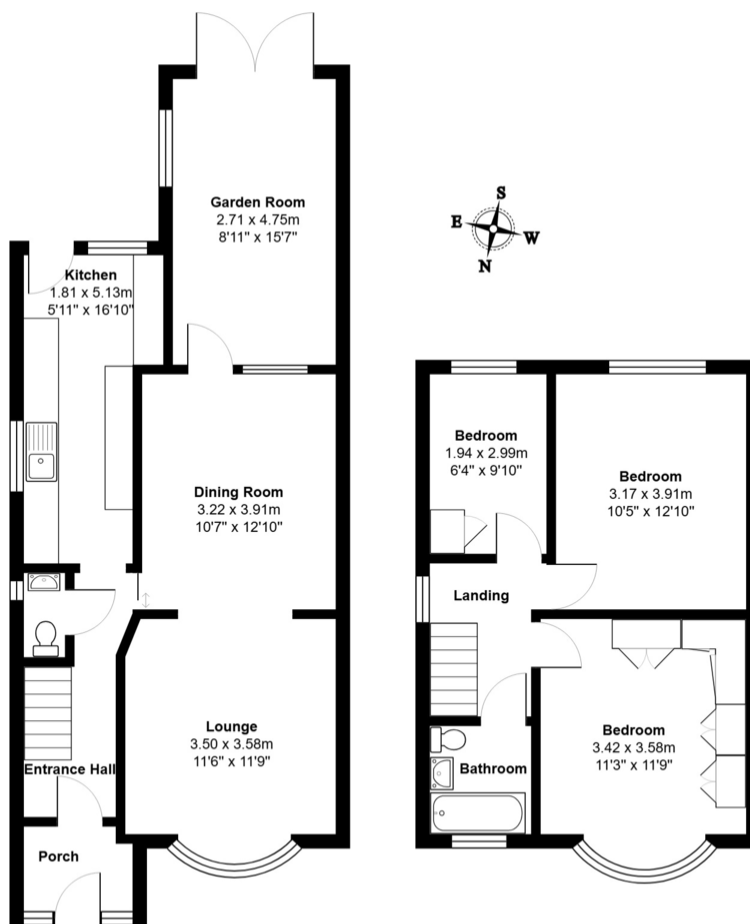
KITCHEN

Matching wall and base units with roll edge work tops, 4 ring electric hob and oven, stainless steel sink & drainer with swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler, breakfast bar, tiled flooring, double glazed window to side aspect double glazed door to rear aspect.

STAIRS

Carpeted stairs and landing, double glazed window to side aspect top of landing, loft hatch, doors to bedrooms and bathroom.





Total Area: 102.0 m² ... 1098 ft²

BEDROOM 1

Carpeted flooring, built in wardrobes, double glazed bay window to front aspect.

BEDROOM 2

Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 3

Laminate flooring, radiator, airing cupboard housing hot water cylinder, double glazed window to rear aspect.

BATHROOM

Comprising low level WC, wash hand basin, bath with electric shower over, radiator, vinyl floor covering, double glazed window to front aspect.

OUTSIDE

Hard standing to front providing off road parking for 2/3 cars, side pedestrian access leading to the rear garden offering two paved patio areas for entertaining, picket fence and gate leading to an area of lawn with a variety of shrubs. Two timber sheds, wildlife pond and summer house, and the garden backs onto a private lane for vehicular access, local park and playground.

SERVICES

We understand all mains services are connected.

COUNCIL

Ipswich Borough Council, Tax Band (C) £2,194.00p.

NEAREST SCHOOLS

Springfield infant and junior schools, Westbourne 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.

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro

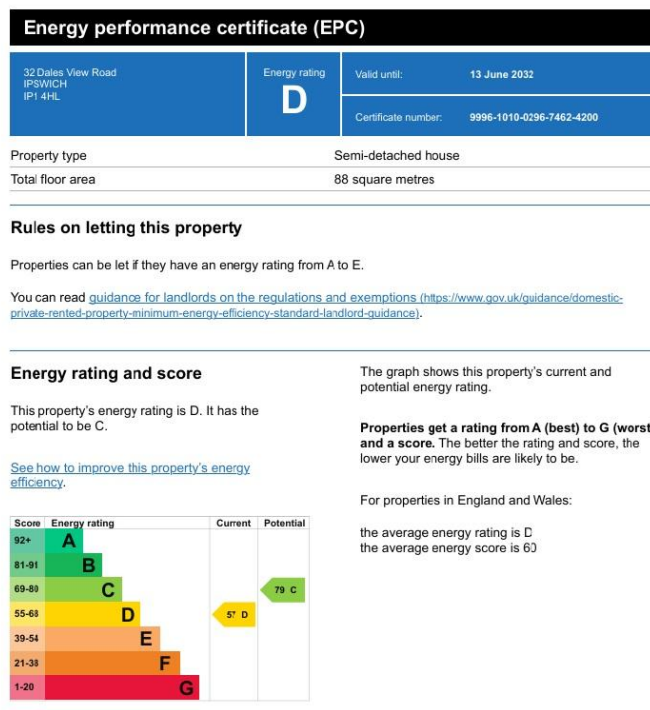
BROADBAND & MOBILE PHONE COVERAGE

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>



**VIEWING STRICTLY BY APPOINTMENT
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