



Dale Hall Lane, Ipswich,
£475,000

GRACE ESTATE AGENTS are delighted to present this beautifully modernised three-bedroom detached bungalow, situated a stones throw from Christchurch Park.

As you arrive, you are greeted by a secure driveway with key fob accessed iron gates, providing security, privacy and functionality. The roof has eleven solar panels and extended battery storage, increasing the energy performance rating to Band B and providing cheaper utility costs than comparable properties.

The property features a newly fitted, spacious kitchen/diner, providing an excellent heart of the home and ideal space for everyday living. The kitchen was purchased through Wren in 2022 and still has that brand new feel. Additionally, the kitchen benefits from a quooker tap and Patmore water softener. There is a separate utility room off the entrance hall, providing space for a washer/dryer, as well as a newly fitted Valiant Boiler only 18 months ago. The property also benefits from high quality wooden flooring and several new carpets, creating that move-in ready spec.

The master bedroom benefits from a newly fitted en-suite, including underfloor heating. The bedroom also benefits from high spec, fitted German wardrobe units. Both the en-suite and family bathroom are tiled floor to ceiling and benefit from high power extractor fans.

The conservatory/family room has been thoughtfully converted with an insulated roof, allowing it to serve as a functional, multi-purpose room. Additional features include a professionally part-boarded loft, as well as extended egress to maximise the storage space.

Externally, the property boasts a beautifully landscaped rear garden which hugs the right hand side, with a separate paved area and artificial grass, including a large storage shed and newly upgraded fencing.

Situated within a short walk of the highly regarded Christchurch Park, this impressive bungalow combines contemporary living, excellent energy-saving features and generous accommodation in a sought-after area.

Entrance Hall

Radiator, access to the sitting room, kitchen/diner, master bedroom, bedroom two, bedroom three, bathroom and utility room.

Sitting Room

18'4" x 15'0" (5.61 x 4.58)
Radiator, three double glazed windows to front aspect and double glazed French doors leading to the family room.





Kitchen/Diner

22'0" x 11'3" (6.73 x 3.43)

Wood style flooring, double glazed window to side aspect, electric heater, matching eye level and base units with quartz worktops over. Integrated dishwasher, double oven, induction hob with extractor fan over and microwave. Water softener, double bowl sink with side drainer and cooker tap. Space for double fridge freezer, kitchen island with quartz work tops over and access to the family room.

Family Room

12'9" x 9'5" (3.91 x 2.88)

Double glazed Bifold doors opening into the kitchen diner, double glazed French doors to the sitting room and rear garden.



Master Bedroom

21'6" x 10'2" (6.57 x 3.12)

Double glazed windows to the front aspect, radiator, made to fit storage and wardrobes and access to the ensuite.

Ensuite

7'6" x 4'11" (2.29 x 1.50)

Double glazed window to side aspect, low level WC, walk in shower with shower on a riser rail, hand wash basin vanity unit with mixer tap, heated towel rail, tiled flooring and walls.

Bedroom Two

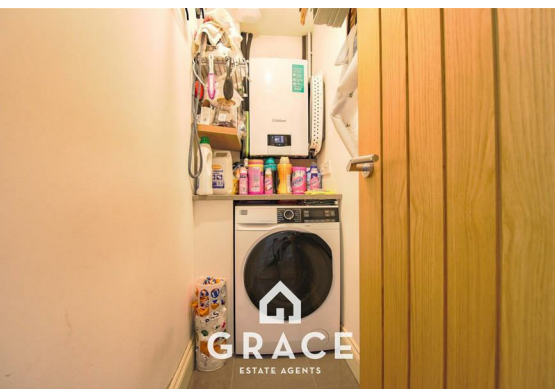
16'9" x 10'7" (5.12 x 3.25)

Radiator, built in storage cupboard, double glazed windows to side and rear aspect.

Bedroom Three

13'5" x 10'7" (4.09 x 3.24)

Double glazed window to rear aspect, radiator and two fitted wardrobes.



Bathroom

7'11" x 8'8" (2.43 x 2.66)

Two double glazed windows to side aspect, heated towel rail, low level WC, hand wash basin vanity unit with mixer tap, walk in shower with shower on a riser rail, tiled flooring and walls.

Utility Room

8'3" x 2'10" (2.53 x 0.87)

Tiled flooring, space for the washer/dryer and wall mounted combi boiler.

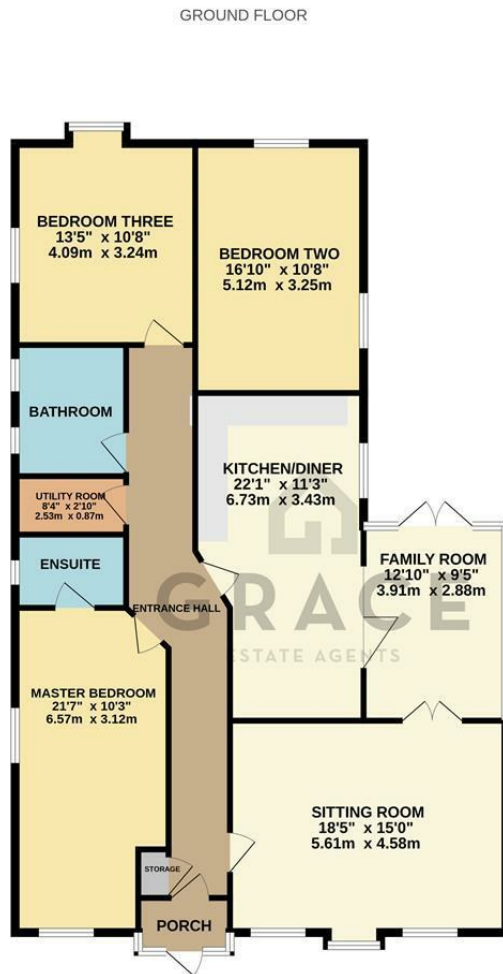
Rear Garden

Patio area from the rear of the property that leads to an artificial grass area, raised decking area with an outside garden pavilion. Fenced boundaries and access to the front of the property.

Front Garden

Block paved driveway for up to four vehicles, fenced boundaries and high security electric gates that can be controlled remotely.



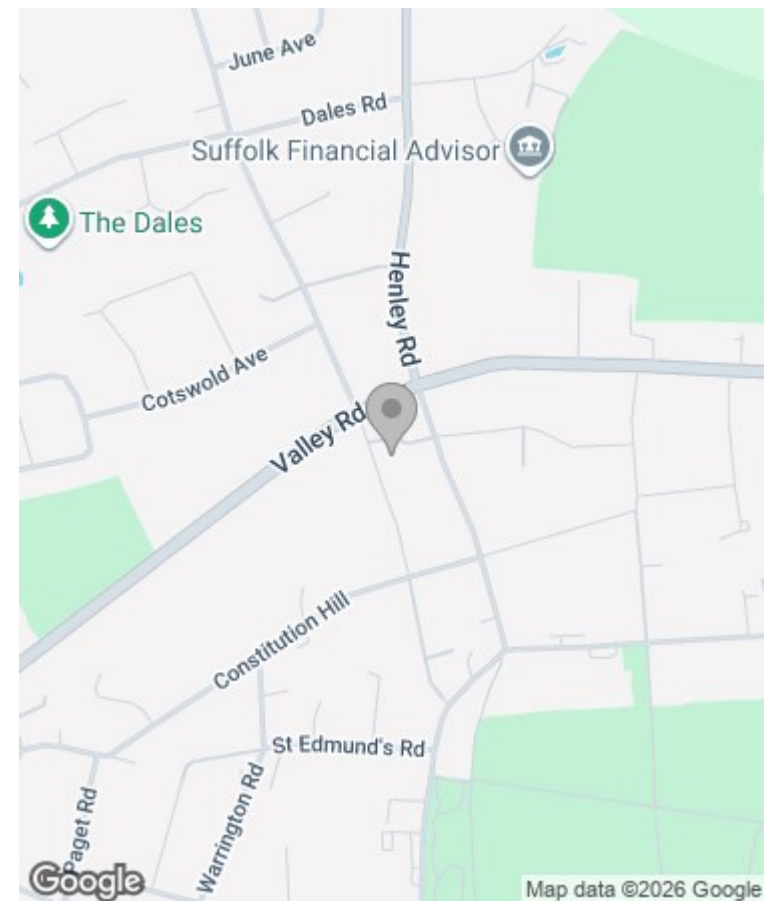


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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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	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC