

A spacious five bedroom semi-detached property situated in a popular area of Ipswich, close to the town centre and water front.



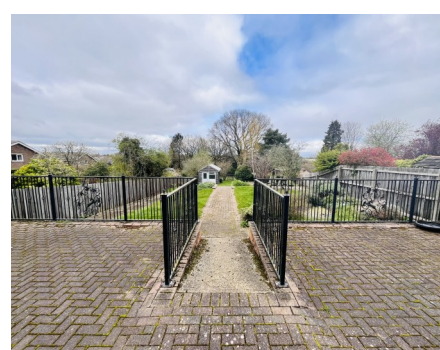
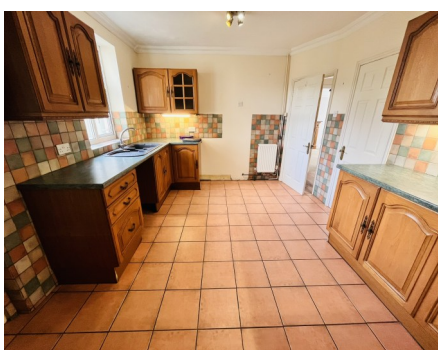
RENT

£1,500 PCM

Ref: R1734

Address

19 Dales View Road
Ipswich
Suffolk
IP1 4HJ



Comprising of entrance hall, spacious kitchen, utility and boot room. Three reception rooms, cloakroom. Master bedroom with built-in cupboards, two further bedrooms and family bathroom. Two double bedrooms, each with a shower cubicle and separate WC. Driveway parking and garage, spacious rear garden. GFCH.

To let unfurnished for a term of Six months.

Contact Us



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www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
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.Location

19 Dales View road is situated in a sought after area of Ipswich close to the town centre and water front. Ipswich provides a comprehensive range of facilities including an extensive range of local and national shops, businesses and a wide range of public houses and restaurants and a wide range of sports facilities including swimming at Crown Pools. In addition to this there is a wide variety of schools in both the state and private sector. The mainline Ipswich railway station runs regular Inter City services to London's Liverpool Street Station which take approximately 65 minutes. There are also very good road links to the A14 and A12 trunk roads.

Ground Floor

Entering through partially glazed door into

Entrance Hallway

A spacious area with stairs leading off to the first floor. Double panel radiator, smoke detector, Honeywell thermostat and telephone socket. Doors lead off to

Cloakroom

With low flush WC, corner mounted wash hand basin and electric heater.

Dining Room 11'5 x 11'11 (3.48m x 3.63m) (max)

A light room with large bay window looking towards the front. Central fireplace with tiled hearth inset with a gas effect fire.

Sitting Room 18'11 x 13'11 (5.76m x 4.24m) (max)

A spacious and light room with large bay window and double doors looking out over the rear garden. Central fireplace with slate hearth - ornate only.

Kitchen 18'9 x 10'11 (5.71m x 3.32m)

Fitted with a range of base and eye level kitchen units with Formica worksurface over inset with a one and a half bowl plasticised sink. Space for cooker and extractor hood over. Space for American style fridge/freezer, space and plumbing for dishwasher. A door gives access to a **pantry cupboard** fitted with a good range of shelving. A partially glazed door leads through to the

Utility Room 10'7 x 5'3 (3.22m x 1.60m)

Fitted with base level kitchen units with Formica worksurface over inset with a single bowl stainless steel sink, with space and plumbing for washing machine below. Double panel radiator. Door to rear garden and glazed door leads through to the

Study 10'5 x 8'4 (3.17m x 2.54m)

A versatile space with telephone socket and double panel radiator. Also with partially glazed door leading out to the rear garden and further pedestrian door giving access to the garage.

Stairs from the entrance hallway lead up to the

First Floor

Landing

With smoke detector and doors off to

Bedroom One 13'0 x 13'0 (3.96m x 3.96m) (max)

A double bedroom fitted with a range of wardrobe units. Double panel radiator, telephone socket and large bay style window overlooking the rear garden with views over the rooftops of Ipswich.

Bedroom Two 12'7 x 11'11 (3.83m x 3.63m) (max)

A further double bedroom with large bay window overlooking the front of the property. Range of fitted wardrobe cupboards, single panel radiator and TV aerial socket.

Bedroom Three 10'9 x 7'1 (3.27m x 2.15m)

A single bedroom with double panel radiator and TV aerial socket. Door giving access to over stairs cupboard housing the fuse board and electricity meter.

Bathroom

Fitted with plastic panelled bath with mixer tap and shower attachment over, pedestal wash basin and fully tiled shower cubicle with Mira Sport electric shower. Doors give access to the **airing cupboard** with fully lagged hot water tank and partially slatted wooden shelves. An open archway from the landing leads through to the

Rear Landing

With smoke detector, double panel radiator and doors leading off to

Separate WC

Incorporating low flush WC, wall mounted wash hand basin and extractor fan.

Bedroom Four 11'6 x 11'1 (3.50m x 3.37m)

A double bedroom with window looking towards the front. Double panel radiator, TV aerial socket and fully tiled shower cubicle with Mira shower.

Bedroom Five 14'3 x 10'3 (4.34m x 3.12m)

An excellent size double bedroom with window overlooking the rear garden. Double panel radiator, two TV aerial sockets and fully tiled shower cubicle with Mira shower.

Outside

To the front of the property there is a shingle parking area with sufficient parking for two/three cars which leads to double doors giving access to the small **single garage**. To the rear of the property there is an excellent size garden with a large paved seating area adjoining the property that can be accessed from the utility room, sitting room and study. A sloping walkway leads to a paved path which is flanked either side by grass and steps lead down to a further area of garden, mainly laid to grass and with a further paved seating area. There is a good size garden room with power and light connected, greenhouse and garden shed. A low level picket gate leads to an additional area of wild garden which backs onto woodland and in this area there is a further outbuilding.

Services Mains gas, water, sewerage and electricity. Gas fired central heating.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

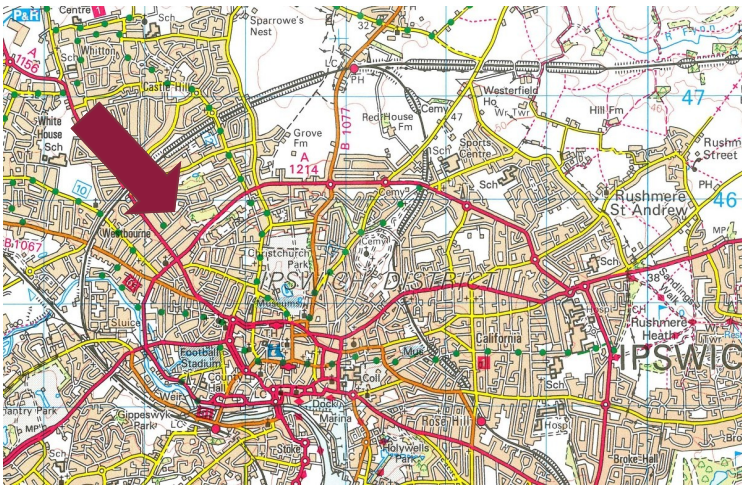
EPC Rating = C (76) (Copy available from the agents upon request).

Council Tax Band D. £2,468.25 payable per annum 2026/2027

Local Authority Ipswich Borough Council

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

April 2026



Directions

From the Agent's office, Heading north along the A14 take the exit at junction 53 signposted Ipswich. Proceed straight over the next two roundabouts along Bury Road. At the traffic lights continue straight onto Norwich Road. Continue along this road for approximately 1/2 a mile before taking the left hand turning into Dales View Road and the property will be found on the left hand side as identified by a Clarke and Simpson 'to let' board.

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1-20	G		

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