



Dale Hall Lane, Ipswich,
£475,000

GRACE ESTATE AGENTS are delighted to present this beautifully modernised four-bedroom detached bungalow.

A superbly presented four-bedroom detached bungalow, modernised to a high specification throughout and offering spacious, versatile accommodation in a highly desirable location.

The property features a newly fitted, spacious kitchen/diner, providing an excellent heart of the home and an ideal space for both everyday living and entertaining. The master bedroom benefits from a newly fitted en-suite, while the property also offers a further newly fitted bathroom, with underfloor heating to both bathrooms for added comfort and luxury.

The bungalow has been upgraded with a range of modern features, including an 18-month-old boiler, a new composite front door, and professionally fitted carpets and wood flooring throughout.

Energy efficiency is further enhanced by eleven solar panels with battery storage, allowing excess generated power to be stored for later use.

Externally, the property boasts a beautifully landscaped rear garden, creating a private and attractive outdoor space. To the front, there is ample off-road parking, secured by high-security electric gates which can be operated remotely, providing both convenience and peace of mind.

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 setting.

An early viewing is highly recommended to fully appreciate the quality, space and specification this exceptional bungalow has to offer.

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.

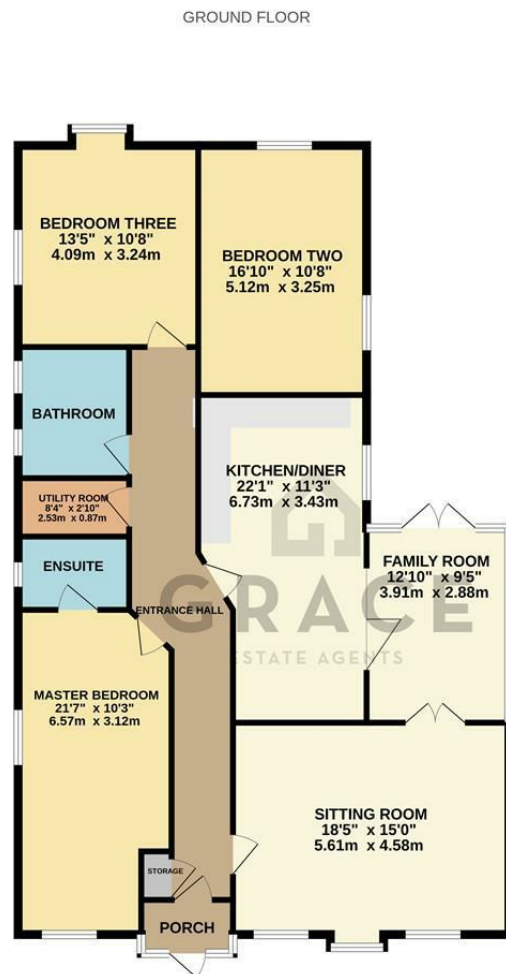
Rear Garden

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.



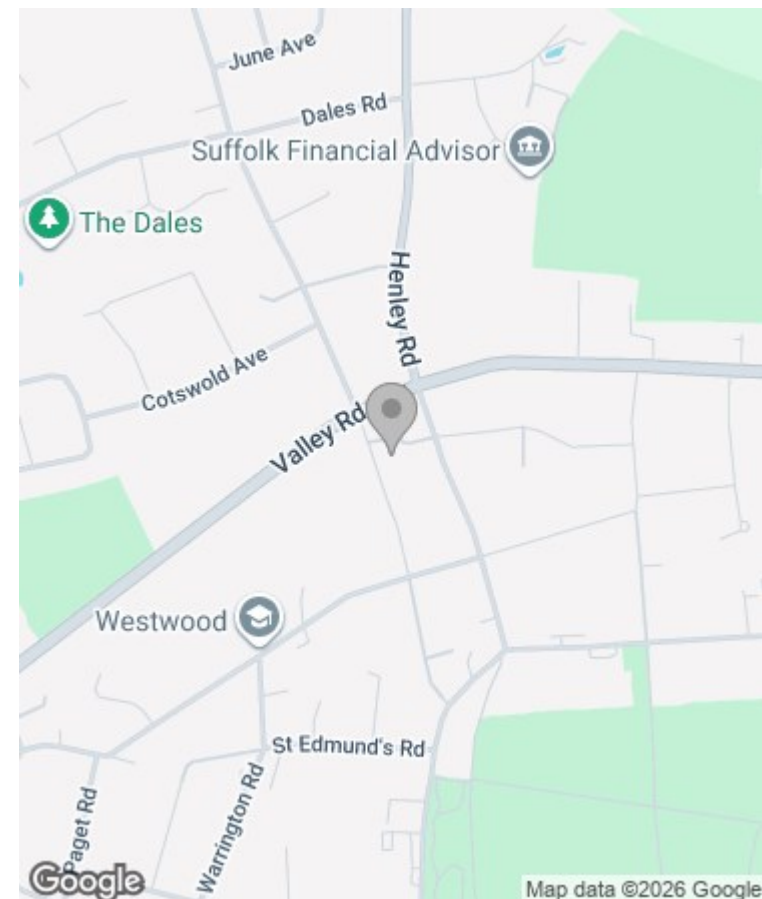


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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