



Connells

Dales View Road
Ipswich



Property Description

Situated in a popular and well established residential location, this extended home offers spacious and versatile accommodation, ideal for families and those who love to entertain. Beautifully presented throughout, the property benefits from a recently updated kitchen, multiple reception areas and a fantastic outbuilding currently used as a bar and games room. The ground floor comprises a welcoming entrance hall, convenient cloakroom, spacious lounge with feature fireplace and a bright conservatory overlooking the rear garden, a separate dining room and the stylish kitchen was updated in 2025, offering a range of contemporary units, ample workspace and useful pantry storage. The first floor has three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and bay window, together with a modern family bathroom. Outside, the property has a block paved driveway providing off-road parking for multiple vehicles. The rear garden boasts patio and decking areas, a pergola, mature planting and an outdoor barbecue space. The substantial outbuilding offers endless possibilities and could serve as a home office, gym, studio or entertainment room. Dales View Road is ideally positioned on the western side of Ipswich, offering easy access to a range of local amenities including supermarkets, shops, schools and recreational facilities. The property is also conveniently located for commuters, with excellent links to the A 14 and Ipswich town centre.

Entrance Hall

Under stairs storage cupboard, double glazed front door, wood effect flooring and doors providing access to:

Cloakroom

Low level w/c with wash hand basin unit over and double glazed window to the side aspect.

Lounge

Fitted carpet, electric fireplace, recessed spotlights, built-in shelving, radiator and opening into:

Conservatory

Double glazed construction, French doors opening to the rear garden, wall lights and fitted flooring.

Dining Room

Fitted flooring, pendant light, feature wooden mantelpiece surrounding a gas fireplace, double glazed bay window to the front aspect, radiator and built-in shelving and storage cupboards.

Kitchen

Updated in December 2025, comprising a range of matching grey gloss wall and base units, tiled splash backs, inset stainless steel one and a half bowl sink with drainer and mixer tap, double glazed windows to the rear and side aspects, five-ring cooker with extractor fan over, space for dishwasher, door providing side access and pantry cupboard.

Utility Cupboard

Space and plumbing for a washing machine and tumble dryer, wall mounted boiler which we have been advised has been serviced annually.

Landing

Fitted carpet, double glazed window to the side aspect, loft access with loft being partly boarded, insulated, fitted with lighting and a skylight.

Bedroom One

A spacious room comfortably accommodating a super king size bed, double glazed bay window to the front aspect, built-in wardrobe, pendant light, fitted flooring and radiator.

Bedroom Two

Double glazed window to the rear aspect, pendant light, fitted carpet, radiator and built-in double wardrobe.

Bedroom Three

Double glazed window to the rear aspect, radiator and pendant light.

Bathroom

L-shaped bath with mixer tap, rainfall shower head and hand held attachment over, double glazed window to the front aspect, wash hand basin set within a vanity unit, low level w/c, extractor fan, recessed spotlights, tiled walls, LED mirror and heated towel rail.

Outside

Front Garden

The property benefits from a block paved driveway providing off-road parking for multiple vehicles.

Rear Garden

An excellent space for entertaining, comprising a patio area, raised pergola with decking, additional decked seating area, stepping stone pathway leading through the lawn, mature borders with established planting, outdoor barbecue area and access to the outbuilding.

Outbuilding

Currently utilised as a bar and games room, offering a versatile space with endless potential like an office. Benefiting from internet connection, spotlights, storage heaters, double glazed window, French doors

to the front aspect and fitted flooring.

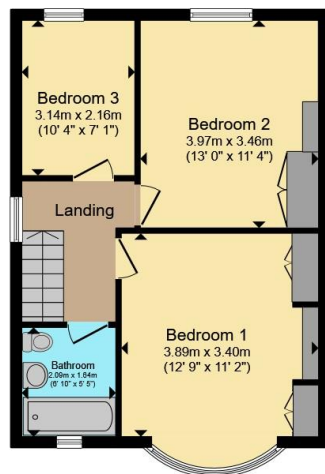
Agent Notes

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

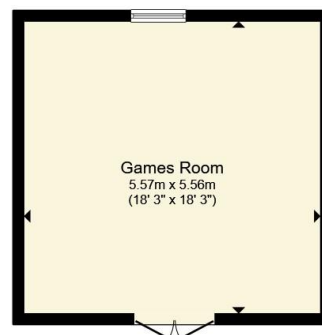




Ground Floor



First Floor



Outbuilding

Total floor area 114.0 m² (1,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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6 Princes Street
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EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/ICH313435

Tenure: Freehold



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