

- THREE BEDROOM SEMI DETACHED HOUSE
- IMMACULATEDLY PRESENTED IN VALUER'S OPINION
- GAS CENTRAL HEATING VIA RADIATORS & DOUBLE GLAZED WINDOWS
- ENCLOSURE REAR GARDEN, INTERNAL VIEWING ESSENTIAL, COUNCIL TAX BAND C

- POPULAR NORTH WEST IPSWICH LOCATION
- GROUND FLOOR CLOAKROOM & FIRST FLOOR BATHROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- KITCHEN & DINING AREA

MARKS & MANN



Dales View Road, Ipswich

Introducing a beautifully presented three-bedroom semi-detached house situated in a popular North West Ipswich location, offering a perfect blend of comfort, style, and convenience. This charming property has been immaculately maintained and presents an excellent opportunity for families, first-time buyers, or anyone seeking a spacious home in a sought-after area.

Upon entering, you are greeted by a welcoming entrance hallway that leads to two versatile reception rooms. The lounge and dining area offers a bright and inviting space ideal for relaxing or entertaining guests, while the separate kitchen/diner provides a practical and sociable area for daily meals and family gatherings. The kitchen is well-equipped and thoughtfully designed to meet all your culinary needs.

Completing the ground floor is a convenient cloakroom. Upstairs you will find three well-proportioned bedrooms. The first-floor bathroom is attractively fitted. Additional features include gas central heating via radiators, double glazed windows, and a driveway providing off-road parking for your convenience. The property also boasts an enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying some fresh air in a private setting.

Internal viewing is essential to fully appreciate the quality and layout of this impressive semi-detached house.

£325,000 Guide Price

MARKS & MANN

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Ground Floor

Front Garden

Block paved driveway providing off road parking for two cars, EV charging point, Outside light, Side access leading to the rear garden.

Storm Porch

Door leading to:

Hallway

Stairs leading to first floor, laminate flooring, Radiators..

Cloakroom

Double glazed window to side, Low-level WC, Hand wash basin, Part tiled.

Lounge

03.61m x 4.18m (11' 10" x 13' 9") Double glazed bay window to front. Radiator, Gas fireplace with wooden surround and marble hearth, laminate flooring, Inset spots. Picture rail.

Dining Area

3.22m x 3.98m (10' 7" x 13' 1") Inset spots, Picture rail, Radiator.

Kitchen/Diner

4.92m x 4.92m (16' 2" MAX x 16' 2" MAX) Bi-fold to the rear and double glazed window to side, Range of high gloss eye level units and range of high gloss base units with cupboards and drawers. Laminate style flooring. Fitted electric oven and five gas ring hob with extractor over. Space for dishwasher, washing machine and fridge/freezer. Breakfast bar. One and a quarter single drainer sink unit with mixer tap. Feature tiled splashbacks, Inset spots.

FIRST FLOOR

Landing

Double glazed window to side, Airing cupboard housing wall mounted boiler, Loft access.

Bedroom One

13' 8" x 11' 4" (4.17m x 3.45m)
Double glazed bay window to front. Radiator. Picture rail.

Bedroom Two

13' x 10' 2" (3.95m x 3.11m)
Double glazed window to rear. Radiator. Picture rail.

Bedroom Three

9' 11" x 6' 6" (3.03m x 1.97m)
Double glazed window to rear. Radiator. Picture rail.

Family Bathroom

6' x 5' 6" (1.84m x 1.67m)
Double glazed window to front. Panelled bath with shower over. Low-level WC. Pedestal wash hand basin. Heated towel rail. Extractor fan.

OUTSIDE

Rear Garden

Panelled fencing to sides. Mainly laid to lawn. Patio area to front and rear. Water feature. Side access gate.

Disclaimer

In accordance with the Property Misdescriptions Act (1991) Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. All measurements and areas are approximate and these particulars do not constitute part or all of an offer or contract. These particulars have been prepared in good faith using information obtained from the seller so all information should be verified via a solicitor.

School Admissions

To verify the school catchment area contact Suffolk County Council on 08456 000981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

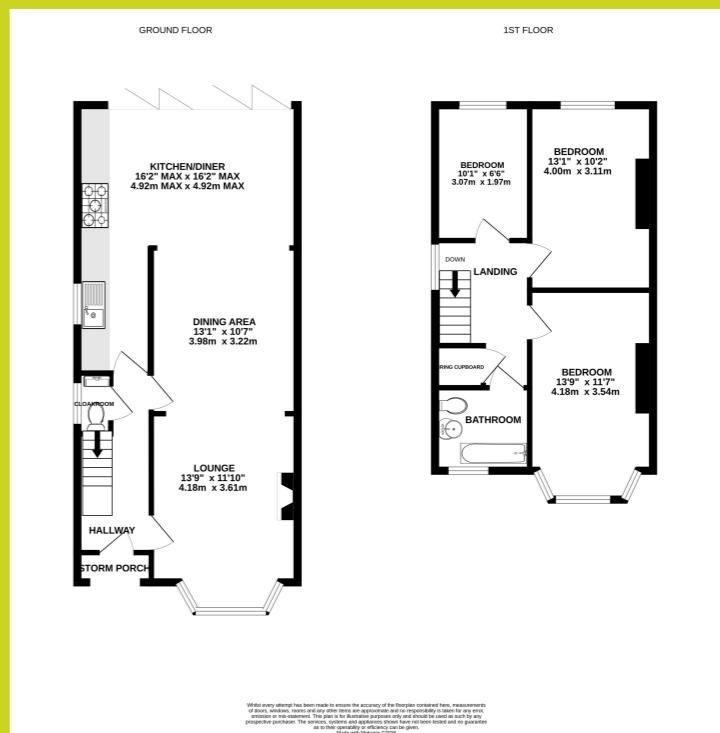
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Useful Information

Please contact us if you require the postcode for this property to check the broadband speed in the area. You can visit: www.rightmove.co.uk/broadband-speed-in-my-area for this information.

Council Tax Band

At the time of writing the council tax band for this property is band C.



The above floor plans are not to scale and are shown for indication purposes only.

