



Knightsdale Road, Ipswich, IP1 4JQ

Guide Price £310,000 Freehold

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Part of the Your Ipswich Group



# Knightsdale Road, Ipswich, IP1 4JQ

## SUMMARY

CHAIN FREE - Cherished under its current ownership for many years, and although a wrench to leave, the owners are now looking forward to assisted living to make their lives easier. This much loved two double bedroom detached bungalow with detached garage is located within a favourite road on the desirable Dales to the popular North West of Ipswich and briefly comprises; enclosed porch, entrance hall, kitchen breakfast room, sitting and dining room, two double bedrooms and shower room. To the outside there is an attractive frontage with pressed pea shingle and resin driveway providing off road parking, whilst to the Easterly facing rear there is an established garden mainly laid to lawn with pressed pea shingle and resin entertainment patio. Further benefits include double glazing, gas fired central heating and electrically operated roller shutter garage door. Convenient to Bus stops, local shops and Dales Park, early viewing is highly recommended.

## SLIDING GLAZED DOOR TO

## ENCLOSED PORCH

Tiled threshold, double glazed door to entrance hall.

## ENTRANCE HALL

Radiator, two built-in cupboards with one housing a modern wall mounted gas fired boiler, loft hatch access to part boarded loft space, telephone point, doors to.

## KITCHEN/BREAKFAST ROOM

9' 2" x 12' 5" approx. (2.79m x 3.78m) Double glazed windows to side and rear, radiator, a range of wood effect base and eye level fitted cupboard and drawer units with marble effect work surfaces, inset composite sink drainer unit with mixer tap, built-in electric oven and grill with inset gas hob and extractor over, washing machine and fridge-freezer to remain, semi-circular wall attached breakfast table, tiled splash backs, tile effect flooring, double glazed door opening to wood framed and Perspex lean to style rear porch with door to garden.

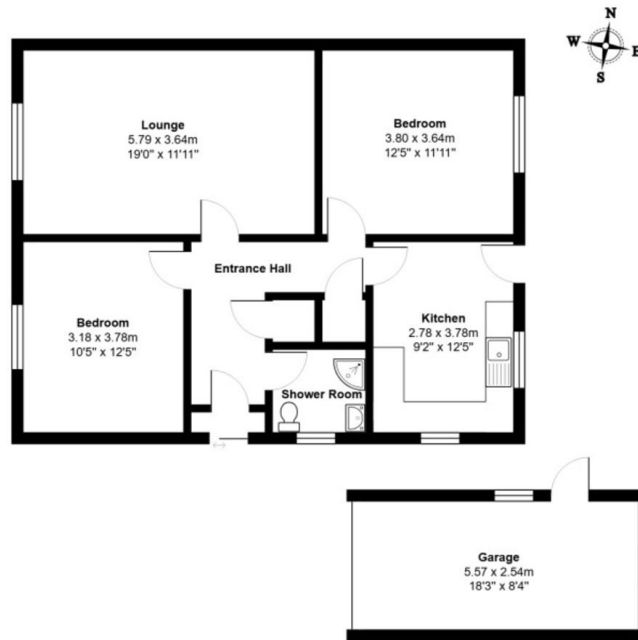
## SITTING AND DINING ROOM

19' x 11' 11" approx. (5.79m x 3.63m) Double glazed window to front, obscured double glazed window to side, radiator, television point, three seater settee to remain.

## BEDROOM ONE

12' 5" x 12' approx. (3.78m x 3.66m) Double glazed window to rear, radiator.





Total Area: 88.0 m<sup>2</sup> ... 948 ft<sup>2</sup>

### BEDROOM TWO

10' 5" x 12' 5" approx. (3.18m x 3.78m) double glazed window to front, radiator.

### SHOWER ROOM

Obscure double glazed window to side, heated towel rail, shower cubicle with thermostatic shower, mounted hand-wash basin with mixer tap and cupboard under, low level WC, fully tiled walls, wood effect flooring.

### OUTSIDE

To the outside there is an attractive low maintenance granite chip frontage stocked with perennials and shrubs and a pressed pea shingle and resin driveway providing off road parking and access to a detached garage. Gated pedestrian access reveals the Easterly facing rear there is an established garden mainly laid to mature lawn with generous pressed pea shingle and resin entertainment patio, granite chip area, potting shed (in need of repair), a mature tree, raised flower bed and stocked boundary borders, all enclosed by fencing and enjoying an open outlook.

### DETACHED GARAGE

18' 3" x 8' 4" (5.56m x 2.54m) Remote controlled electrically operated roller shutter entry door, double glazed window to side, personal composite door to garden, mains power and lighting. Tumble dryer and freezer to remain.

### IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

### NEAREST SCHOOLS (.GOV ONLINE)

Dale Hall primary and Westbourne Academy secondary.

### DIRECTIONS

Leaving Ipswich town centre, head West on Crown St/A1156, turn right onto High St, turn left onto Fonnereau Rd, turn right onto Henley Rd, turn left onto Valley Rd/A1214, turn right onto Dale Hall Ln, turn left onto Dales Rd, turn right onto Knightsdale Rd, the destination will be on the right.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

[www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro](http://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro)

## DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and

purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

### Energy performance certificate (EPC)

Knightsdale Road IPSWICH IP1 4JQ	Energy rating <b>D</b>	Valid until: 28 May 2035 Certificate number: 2150-2305-8050-6104-8925
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Property type	Detached bungalow
Total floor area	74 square metres



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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