



Princedale Close | Ipswich | IP1 4JG

Price £270,000 Freehold

 **your ipswich**
estate agents

Princedale Close, Ipswich, IP1 4JG

NO ONWARD CHAIN - We are delighted to be offering for sale this extended refurbished 2 bedroom detached bungalow located to the North West of Ipswich at the end of a cul de sac in the sought after Dales development. The bungalow has undergone total refurbishment over the past 12 months including new kitchen, new wet room, new carpets throughout, rewired and redecorated throughout. The bungalow comprises entrance hall, 2 double bedrooms, wet room, lounge, dining and kitchen. Further benefits include gas central heating, double glazing throughout, detached garage, off road parking for 2/3 cars and established gardens front & rear. EARLY INSPECTION RECOMMENDED.



ENTRANCE HALL

UPVC double glazed door into entry, new fitted carpets radiator, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms, kitchen, lounge and wet room.

BEDROOM 1

12' 10" x 10' 4" (3.91m x 3.15m) Newly fitted carpet to flooring, radiator, double glazed window to front aspect.



BEDROOM 2

9' 2" x 8' 4" (2.79m x 2.54m) Newly fitted carpet to flooring, radiator, double glazed window to front aspect.

LOUNGE

17' 1" x 10' 4" (5.21m x 3.15m) Newly fitted carpet to flooring, coal effect gas fire, double glazed window to side aspect, radiator, opening through to dining room.

DINING AREA

20' x 8' 6" (6.1m x 2.59m) Newly fitted carpet, 2 radiator, 2 double glazed windows to rear aspect along with double glazed door to rear aspect, sliding door serve hatch to kitchen.



Ground Floor

Approx. 72.7 sq. metres (782.4 sq. feet)



Total area: approx. 72.7 sq. metres (782.4 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

KITCHEN

9' 8" x 9' 2" (2.95m x 2.79m) Comprising newly fitted eye level and matching base units with roll edge work tops, sliding glass serve through hatch to dining area, inset composite sink & drainer with swan neck mixer tap, plumbing for washing machine, space for electric cooker with new stainless steel extractor over, new vinyl floor covering, wall mounted gas boiler, double glazed window & door to side aspect.

WET ROOM

7' 2" x 6' 1" (2.18m x 1.85m) Comprising low level WC, wash hand basin, newly laid non slip flooring, electric shower, floor to ceiling tiled walls, radiator, double glazed window to side aspect.,

DETACHED GARAGE

16' 2" x 8' 2" (4.93m x 2.49m) Up & over roller door power & lighting connected.

OUTSIDE

Driveway leading to detached garage, parking on driveway for 2/3 cars, front garden laid to coloured stone, flower & shrub borders, pathway to front door which continues to rear garden which comprises patio area for entertaining, lawn area, flower & shrub

borders, green house and timber shed to remain, rear garden is fully fenced.

COUNCIL

Ipswich Council

Council Tax Band (C) £1,915.28

NEAREST SCHOOLS

Springfield infant & junior schools, Westbourne Academy.

SERVICES

We understand all mains services are connected.

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| Princedale Close IPSWICH IP1 4JG | Energy rating D | Valid until: 20 November 2032 |
| | | Certificate number: 9712-7629-2199-0799-0222 |



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH

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125 Dale Hall Lane, Ipswich IP1 4LS
Email: sales@your-ipswich.co.uk