



Park View Road, Ipswich, IP1 4HP

Guide Price £330,000 Freehold

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SUMMARY

A superbly presented and extended three-bedroom semi-detached family home located on a preferred road within the popular "Dales" to the Northwest of Ipswich. The generously proportioned accommodation comprises; entrance hall, contemporary fitted kitchen-diner, sitting room, lounge/family room with cottage style log burner, and shower room on the ground floor with landing, three good-sized bedrooms and bathroom on the first floor. To the outside front there is off-road parking on a shingled driveway, whilst to the rear there is a impressive larger garden, tree lined to the rear and backing onto parkland offering a fabulous uninterrupted open outlook with garage and workshop. Early viewing is highly advised.

STORM PORCH

Composite double glazed door to entrance hall.

ENTRANCE HALL

Radiator, stairs rising with spindle railed bannister rising to first floor., double glazed door to side leading to outside, doors to sitting room and kitchen-diner.

SITTING ROOM

11' 8" x 11' 7" approx. (3.56m x 3.53m) Double glazed bay window to front, radiator, feature fireplace recess, wood effect flooring.

KITCHEN-DINER

17' x 13' 4" narrowing to 9' 11" approx. (5.18m x 4.06m) Double glazed window to side, vertical radiator, contemporary range of white base and eye level fitted cupboard and drawer units, matching cupboard concealing wall mounted gas fired boiler, granite effect worktops, matching peninsular breakfast bar with inset one and a quarter bowl ceramic sink drainer unit with mixer tap, built-in double oven and grill, inset five burner gas hob with extractor hood over, spaces for dish-washer and fridge-freezer, wood effect flooring, twin doors through to lounge/family room.

LOUNGE/FAMILY ROOM

14' x 13' 5" approx. (4.27m x 4.09m) Double glazed French doors opening out to garden, domed polycarbonate skylight, corner cottage style log burner, television point, wood effect flooring, door to shower room.

SHOWER ROOM

Radiator, low level WC, mounted hand wash basin with cupboard under, enclosed shower cubicle with thermostatic shower, coprolite effect mermaid style boarded walls, slate tile effect flooring, extractor fan.





STAIRS RISING TO FIRST FLOOR

LANDING

Obscured double glazed window to side, loft access, traditional painted panelled doors to.

BEDROOM ONE

11' 7" x 11' 1" approx. (3.53m x 3.38m) Double glazed bay window to front, radiator.

BEDROOM TWO

13' 1" x 10' 5" approx. (3.99m x 3.18m) Double glazed window to rear, radiator, fitted wardrobes, picture rail.

BEDROOM THREE

9' 11" x 6' 7" approx. (3.02m x 2.01m) Double glazed window to rear, radiator.

BATHROOM

Obscured double glazed window to front, ladder style heated towel rail, low level WC, mounted hand wash basin with mixer tap, shaped shower bath with mixer tap, electric shower and side screen, tiled shower area, slate tile effect flooring, extractor fan.

OUTSIDE

Ample off-road parking on shingled frontage with path to front door and gated side access to garage.
To the rear there is an impressive larger established garden mainly laid to mature lawn, tree lined to the rear and backing onto parkland enjoying a fabulous uninterrupted panoramic open

outlook, elevated paved entertainment patio, a variety of trees, shrubs and perennials, bark chip beds, external tap and light, detached garage with double door entry mains power and lighting, wooden workshop with mains power and lighting, and wooden shed.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,003.60 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

Springfield Primary and Westbourne Academy High.

DIRECTIONS

Leaving Norwich Road and heading easterly on the A1214 Valley Road, at the traffic lights turn left onto Dale Hall Lane, take the first left onto Cotswold Avenue, in 0.2 miles turn left onto Park View Road, in 175 yards the property is found on the right hand-side.

CONSUMER PROTECTION REGULATIONS 2008

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 Consumer Protection Regulations 2008, 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.

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Energy performance certificate (EPC)

Park View Road IPSWICH IP1 4HP	Energy rating C	Valid until:	17 June 2030
		Certificate number:	9088-8018-7226-3560-8254
Property type		Semi-detached house	
Total floor area		99 square metres	



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

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