



36 Dales Road | Ipswich | Suffolk | IP1 4JE

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# 36 Dales Road, Ipswich, Suffolk, IPI 4JE

*“A spacious & well presented extended four bedroom family house with proportionate front & rear gardens & conveniently situated for both the town centre & destinations further afield.”*

## Description

An exciting opportunity to acquire a spacious, well-presented, extended four bedroom family house located in a convenient location for both the town centre and destinations further afield, as well as benefiting from a corner plot position.

Notable benefits include proportionate front and rear gardens and noticeable scope for extensive off-road parking subject to the relevant planning consents.

## About the Area

The thriving town of Ipswich is set on the estuary of the River Orwell and has undergone an extensive gentrification programme in recent years, mainly around the waterfront and has become a popular “commutable” town to London. Ipswich is the county town of Suffolk and offers a wide variety of shopping, commercial and leisure facilities including a full range of sports clubs and societies, restaurants and high street stores. There is an excellent choice of schooling within both the state and private sectors.

Excellent sailing and golfing facilities are both available nearby or on the popular Suffolk Heritage Coast. Ipswich provides good access to various road networks via the A12 to the South with links to London and the M25 and via the A14 to The Midlands and M11. The railway station provides mainline railway links to London’s Liverpool Street with an approximate journey time of sixty-five minutes.

## The accommodation in more detail comprises:

Front door to:

### Entrance Hall

Welcoming light and airy entrance with stairs rising to the first floor, door to under stairs cupboard, tiled flooring and doors to:

### Cloakroom

White suite comprising w.c, hand wash basin, tiled flooring, spotlight and extractor.

### Sitting Room Approx 13'4 x 11'5 (4.1m x 3.5m)

Generous room with wood flooring, feature inset with wooden mantel over and part-bay window to front aspect.

### Ground Floor Bedroom Approx 11'8 x 9'9 (3.6m x 3.0m)

Converted from the former garage. Double room with built-in shelving and window to front aspect.

### Kitchen/Dining Room Approx 28'5 x 12'8 (8.7m x 3.9m)

Light and airy open-plan space. Fitted kitchen with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Bosch oven and Cooke & Lewis four ring induction hob with extractor over. Space for washing machine, tumble dryer and fridge/freezer. Spotlights, tiled flooring, window to rear aspect and incorporating breakfast bar which is turn is open-plan to:

### Dining Area

Tiled flooring, spotlights and open-plan to:

### Garden Room Approx 10'5 x 8'4 (3.2m x 2.5m)

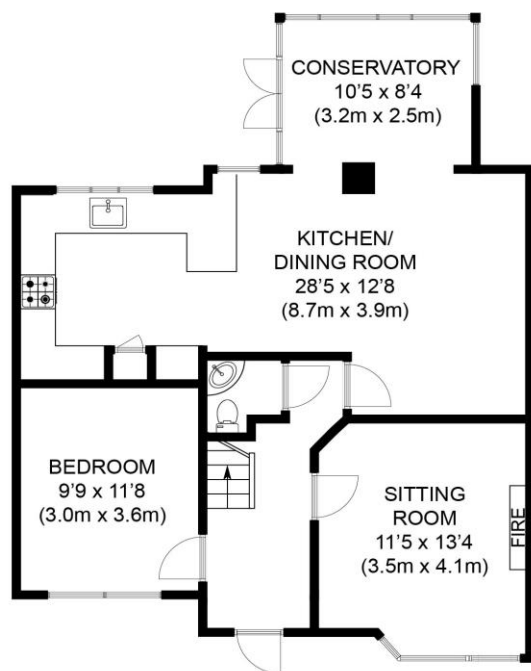
A more recent addition to the property constructed on a brick plinth with windows on three sides, French doors opening to the rear garden and spotlights.



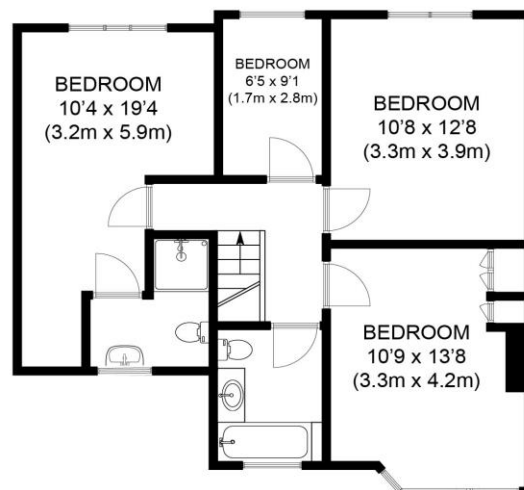


Approximate Gross Internal Area  
1500 sq ft (139 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.ogphoto.co.uk



Ground Floor



First Floor

### First Floor Landing

Split-level in two directions with access to loft, housing for fuse board, door to over stairs storage cupboard housing the Vaillant gas-fired boiler and incorporating shelving and doors to:

### Master Bedroom Approx 19'4 x 10'4 (5.9m x 3.2m)

Double room with window to rear aspect, spotlights, extensive cloak hanging space and door to:

### En-Suite Shower Room

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, heated towel rail, spotlights, frosted window to front aspect.

### Bedroom Two Approx 13'8 x 10'9 (4.2m x 3.3m)

Double room with part-bay window to front aspect, built-in wardrobes and built-in shelving.

### Bedroom Three Approx 12'8 x 10'8 (3.9m x 3.3m)

Double room with window to rear aspect.

### Bedroom Five/Dressing Room Approx 9'1 x 6'5 (2.8m x 1.7m)

Window to rear aspect.

### Family Bathroom

White suite comprising w.c, hand wash basin with extensive storage under, panelled bath with shower attachment, partly tiled walls, spotlights and frosted window to front aspect.

### Outside

The property is set slightly back from Dales Road and occupies an enviable corner plot position, within which is noticeable scope for off-road parking subject to the relevant planning permissions and certain parts have drop curbs available.

To the rear are proportionate predominately south-facing and well-maintained rear gardens which are private in nature with boundaries

clearly defined for the most part by panel fencing. The grounds are made up of lawned and artificially lawned areas with a selection of raised beds including flower and shrub borders. There is also a slightly raised sun terraced area incorporating a pergola. Also incorporated within the plot is a timber storage shed. A side gate provides access to the pavement.

### Local Authority

Ipswich Borough Council

### Council Tax Band – C

### Services

Mains water, drainage and electricity. Gas-fired heating.

### Agents Note

Photographs taken in 2023.







20/09/2023, 13:10

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

36, Dales Road  
IPSWICH  
IP1 4JE

Energy rating  
**E**

Valid until: 10 April 2026

Certificate number: 8896-7824-4310-6379-8996

Property type

Semi-detached house

Total floor area

93 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/8896-7824-4310-6379-8996?print=true>

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