



Dhobi Place, Ipswich, IP1 4QA

Price £337,500 Freehold

ipswich & suffolk estate agents
Part of the Your Ipswich Group

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We are delighted to be offering for sale this beautiful well proportioned link detached family home located to the West of Ipswich. This modern home was built circa 2000 offering 4 double bedrooms, lounge, open plan fitted kitchen/dining/family room, ground floor cloakroom along with family bathroom and en-suite to master bedroom. There is a private service road leading to covered carport with off road parking for 2 cars plus detached garage. Further benefits include double glazing throughout, gas central heating, well maintained rear gardens with patio and electric heater and local schools, shops and bus service close by. VIEWING RECOMMENDED.

ENTRANCE HALL

Door into entrance hall, brush matting to front, laminate flooring, radiator, stairs to first floor, doors to cloakroom, and lounge.

LOUNGE

14' 6" max x 12' 5" max (4.42m x 3.78m) Carpeted flooring, radiator, double glazed window to front aspect, electric wall fire, opening into kitchen area.

KITCHEN AREA

15' 6" x 11' 2" (4.72m x 3.4m) Karndean flooring, glossy fronted eye level and matching base units with Quartz work tops, island matching kitchen units with Quartz worktop, Wall mounted gas boiler located in cupboard above the sink, Neff 4 ring electric induction hob with extractor over, Neff top oven & microwave plus further Neff oven, integrated fridge/freezer, washing machine and dish washer, radiator, storage cupboard under stairs, double glazed door to carport, opening into open plan dining/family area.

DINING/ FAMILY AREA

12' 2" x 9' 4" (3.71m x 2.84m) Karndean flooring, 2 sky lights, two slim line wall radiators, bi-fold doors opening out to patio area.

STAIRS

Carpeted stairs & landing, loft hatch, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

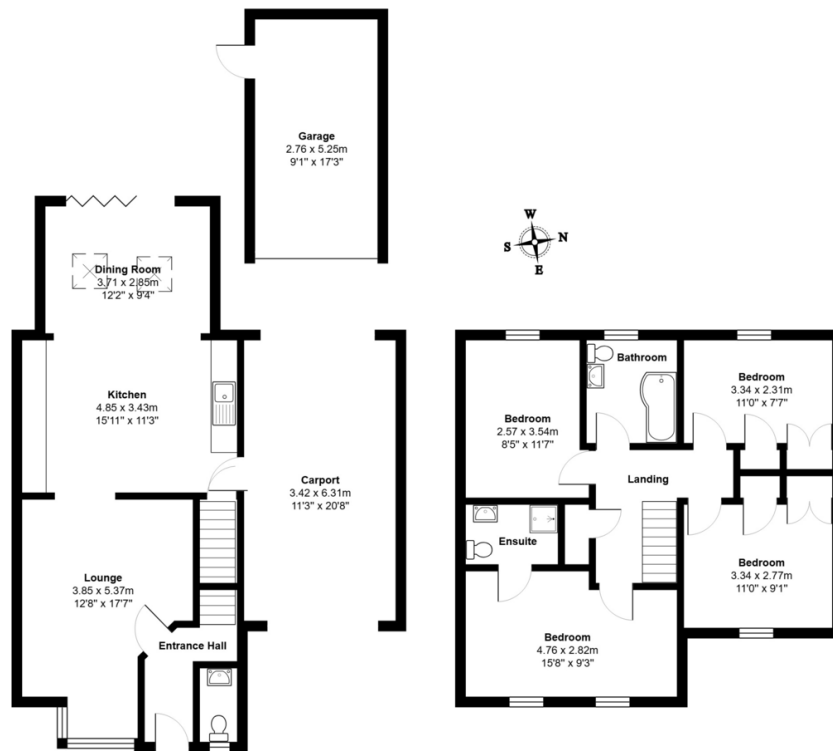
BEDROOM 1

15' 9" max x 9' 3" max (4.8m x 2.82m) Carpeted flooring, 2 double glazed windows to front aspect, 2 radiators, door to en-suite.

EN-SUITE

Comprising low level WC, wash hand basing with storage cupboards under, chrome heated towel rail, extractor fan.





Total Area: 151.8 m² ... 1634 ft²

BEDROOM 2

10' 11" x 10' (3.33m x 3.05m) Carpeted flooring, double glazed window to front aspect, 2 door built in wardrobe with further built in shelved storage cupboard.

BEDROOM 3

12' 1" x 8' 4" (3.68m x 2.54m) Carpeted flooring, radiator, double glazed window to rear aspect.

BEDROOM 4

10' 11" x 7' 2" (3.33m x 2.18m) Carpeted flooring, 3 door built in wardrobe, radiator, double glazed window to rear aspect.

BATHROOM

8' 3" max x 6' 10" max (2.51m x 2.08m) Comprising low level WC, wash hand basin with storage cupboards under, bath with shower over, tiled flooring, chrome heated towel rail, double glazed window to rear aspect, shaver socket, extractor fan.

OUTSIDE

The property is approached by a private block paved service road leading to under cover carport and detached garage with up and over roller door, power and lighting connected, side pedestrian door leading to back garden patio area providing lovely entertaining area with electric patio wall heater, lawn area, raised border with a variety of flower and shrubs, all enclosed by fencing.

COUNCIL TAX

Ipswich Borough Council - Council Tax Band (D) £2,358.54

SERVICES

We understand all mains services are connected.

NEAREST SCHOOLS

Springfield infant and junior schools and Westbourne Academy.

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.

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>

AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

Dale Place IPSWICH IP1 4QA	Energy rating	Valid until: 2 August 2035
	C	Certificate number: 0088-0200-5305-6952-4914



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

01473 289333
www.your-ipswich.co.uk

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



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Registered office: 125 Dale Hall Lane, Ipswich, IP1 4LS.