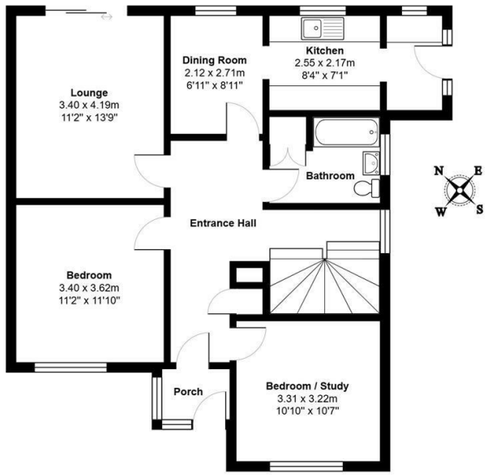
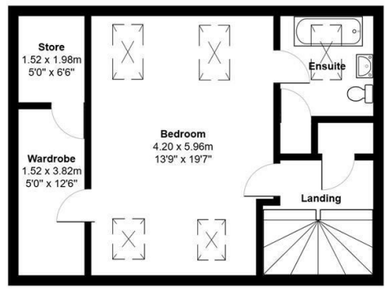
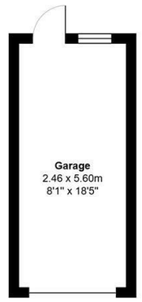
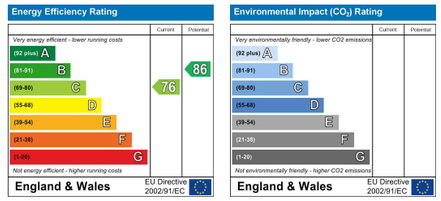






Total Area: 142.4 m² ... 1532 ft²



THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose.
A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller.
The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.
Photography Disclaimer

Some photographs may have been digitally enhanced or adjusted using AI for presentation purposes. These enhancements are intended to provide an attractive representation of the property for marketing purposes. Prospective purchasers are advised to satisfy themselves as to the property's condition, appearance and features when viewing.

Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE



13 Dorchester Road, Ipswich IP3 8RQ

£395,000

This delightful EXTENDED 3 bedroom semi-detached chalet bungalow offers a perfect blend of comfort and convenience situated on the popular Broke Hall. IMMACULATE throughout boasting a modern kitchen, 2 bedrooms & bathroom on the ground floor and a 19ft master bedroom, walk in wardrobe and en-suite bathroom upstairs. Ample parking, garage and beautiful rear gardens. Contact us now to book your viewing.







Hamilton Smith
ESTABLISHED | INDEPENDENT | EFFECTIVE

13 Dorchester Road, Ipswich, Suffolk, IP3 8RQ

Ipswich

Ipswich is the county town of Suffolk and provides a comprehensive range of educational, commercial and recreational facilities and an excellent link to London Liverpool Street Railway Station (about 70 mins). The town has two shopping centres, shops, restaurants, bars, two multi screen cinemas, music & entertainment venues and many sports clubs and societies. The Waterfront docks has an on going regeneration providing an excellent marina, recently built high tech University & college, restaurants, bars and residential development.

Situated in a desirable location, this extended chalet bungalow is close to local amenities, Ipswich hospital, schools, shops including Waitrose & John Lewis and parks, making it an excellent choice for families and professionals alike. One of the standout features of this property is the 19ft 1st floor bedroom extension, with a walk in wardrobe and en-suite bathroom. There is generous parking & garage accommodating up to four vehicles, enjoying a recently laid block paved driveway. Presented in excellent condition and decorative order throughout with spacious living areas and beautiful private gardens, this property is a wonderful opportunity to make this lovely chalet bungalow your new home.

Double glazed door to PORCH - door to

ENTRANCE HALL:
Radiator, useful cupboard, doors off

HALL-STUDY SPACE:
Double glazed window to side, versatile space suitable for a study, Stairs to 1st floor.

GROUND FLOOR BEDROOM: 11'10 x 11'2 (3.61m x 3.40m)
Double glazed window to front and a radiator.

BEDROOM/STUDY: 10'10 x 10'7 (3.30m x 3.23m)
Double glazed window to front and a radiator.

LOUNGE: 13'9 x 11'2 (4.19m x 3.40m)
Double glazed patio doors with views and access to the rear garden, feature fire place and a radiator.

KITCHEN/DINER:

DINER: 8'11 x 6'11 (2.72m x 2.11m)
Double glazed window to rear, radiator, tiled floor, opens to...

KITCHEN: 8'4 x 7'1 (2.54m x 2.16m)
Double glazed window to rear. Wall and base units, drawers, sink and drainer, double oven, electric hob and extractor hood over, part tiled walls, tiled flooring flowing through to utility and diner.

UTILITY:
Double glazed door and windows to side, work top, space for appliances, wall and base units.

GROUND FLOOR BATHROOM:
Double glazed window to side, bath with shower over, hand wash basin, W.C, tiled walls and floor, airing cupboard with hot water cylinder.

1st FLOOR BEDROOM: 19'7 x 13'9 (5.97m x 4.19m)
Double glazed skylights to front and rear aspects, radiator, sloping ceiling with full head height. WALK IN WARDROBE - Door to...

1st FLOOR EN-SUITE:
Double glazed skylight to rear, bath with a mixer shower tap, W.C, hand wash basin, tiled and walls and floor. a Towel radiator and extractor.

OUTSIDE:
To the front is a recently laid block paved driveway providing ample off road parking with feature decorative flower/shrub beddings, access to GARAGE 18ft x 8ft with power and light connected. There is access to the rear via a gate.

A particular feature of the property is the generous, beautifully established rear garden, which offers an attractive combination of lawn, mature planting and secluded seating areas. Immediately adjoining the property is a spacious paved patio, providing an ideal setting for outdoor dining, entertaining and relaxation, with ample room for garden furniture. The garden is predominantly laid to lawn, complemented by an excellent variety of established shrubs, ornamental trees, flower borders and neatly maintained hedging, creating an attractive and peaceful setting. A pathway leads through the garden to a further secluded paved seating area, providing a delightful retreat surrounded by mature greenery and featuring a timber garden summerhouse.
The garden also benefits from a number of individual landscaped areas, decorative planting and well-established boundaries, offering a good degree of privacy. An impressive and thoughtfully landscaped garden, offering several areas in which to relax, entertain and enjoy the outdoors.

IPSWICH OFFICE:
7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email ipswich@hamilton-smith.com















