



Dawnbrook Close, Ipswich, IP2 9JW

welcome to

Dawnbrook Close, Ipswich

This well-presented, semi-detached, chalet style home boasts two large double bedrooms, a ground floor cloakroom, a first floor bathroom, a light filled lounge, a dining room/snug, a modern kitchen, a fully landscaped corner plot garden, a one and a half size garage and ample off street parking.

Entrance Hall

7' 5" x 6' 1" (2.26m x 1.85m)

Grey wood effect flooring, one radiator and a double glazed window to the front.

Cloakroom

6' 9" x 3' 3" (2.06m x 0.99m)

Spacious cloakroom with a low level WC, vanity sink with chrome mixer tap, one radiator and an extractor fan.

Lounge

16' 1" x 11' 9" (4.90m x 3.58m)

Formal lounge with a double glazed window to the front with fitted blind and elevated views across Belstead Valley, grey wood effect flooring, one radiator, TV point, a gas fire with surround and a wall papered wall.

Dining Room/Snug

17' 4" x 16' 1" max (5.28m x 4.90m max)

Spacious dining room/snug with a double glazed window to the side, grey wood effect flooring, two radiators, TV point and an understairs storage cupboard.

Kitchen

15' 8" x 8' 3" (4.78m x 2.51m)

Beautifully presented kitchen, which is fully tiled, boasting a range of eye and base level units in high gloss white with marble effect worktop surfaces, a stainless steel one and a half bowl sink plus drainer and chrome mixer tap, a fitted extractor hood, space for a washing machine, an American fridge/freezer, cooker and dishwasher, one radiator, marble effect flooring, a door leading to the utility and a double glazed window to the side.

Utility

5' 8" x 3' 6" (1.73m x 1.07m)

Double glazed window to the side, a door leading to the rear garden, ceramic tiled flooring and space to stack a washing machine and tumble dryer.

First Floor Landing

Carpet flooring.

Master Bedroom

16' x 10' 4" (4.88m x 3.15m)

Double glazed window to the front, carpet flooring, one radiator and storage in the eaves.

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Double glazed window to the rear, carpet flooring, one radiator and storage in the eaves.

Bathroom

10' 4" x 7' 8" max (3.15m x 2.34m max)

Stunning, freshly renovated bathroom boasting hard tiled marble effect flooring and walls, a shower with glass enclosure, waterfall shower head and shower attachment, an enclosed WC with matching vanity sink and chrome mixer tap, one radiator, loft hatch with fitted ladders, two large storage cupboards and a double glazed window to the side.

Outside:

Front Garden

Block paved driveway with parking for multiple vehicles, access to the garage and a side gate leading to the rear garden.

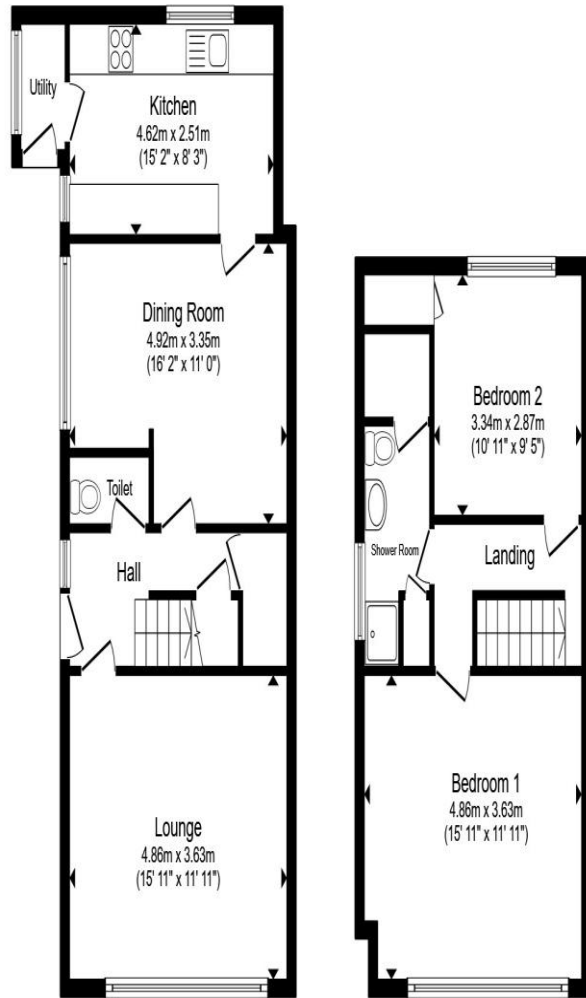
Rear Garden

Large, corner plot rear garden which benefits from the afternoon sun, a fully enclosed border, multiple raised decking seating areas, a further hard standing seating area, a partial brick wall divide through the middle so the garden, lawned areas, raised flower beds, slate border areas, a further patio seating area, outside tap and light, a summer house to the rear, a door leading to the garage and a side access gate leading to front.

Garage

20' 2" x 12' 4" (6.15m x 3.76m)

One and a half size garage with an up and over door, a door to the side leading to the rear garden, power and light.



Ground Floor

First Floor

Total floor area 98.0 m² (1,055 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Dawnbrook Close,
Ipswich

- Two large double bedrooms
- Ground floor cloakroom & first floor bathroom
- Dining room/snug
- Modern kitchen
- Ample off street parking

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of
£290,000



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