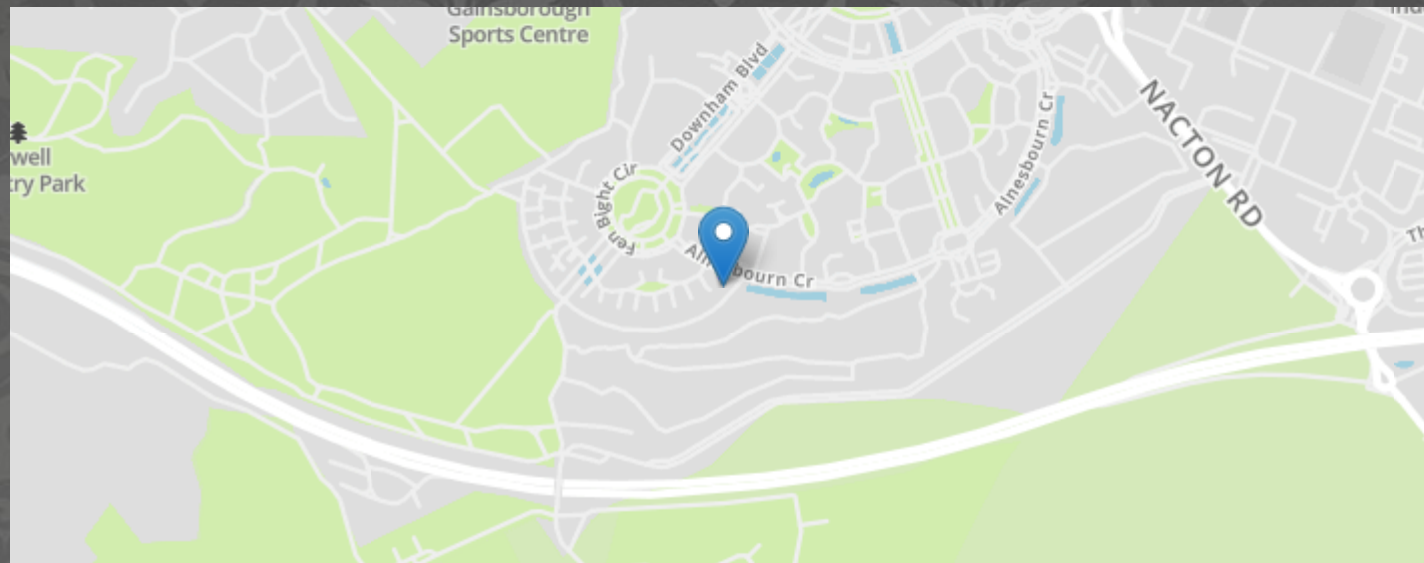


Dunwich Close, Ipswich



- STUNNING, MODERN, FIVE BEDROOM FAMILY HOME
- KITCHEN/DINING ROOM WITH TWO SETS OF BI-FOLD DOORS TO GARDEN
- SEPARATE UTILITY ROOM AND STUDY
- EN-SUITE SHOWER ROOM TO BEDROOM TWO
- LANDSCAPED REAR GARDEN
- OPEN-PLAN LIVING ACCOMMODATION
- SITTING ROOM WITH TWO SETS OF PATIO DOORS
- EN-SUITE BATHROOM AND DRESSING ROOM TO BEDROOM ONE
- FULLY SEPARATE FITTED DRESSING ROOM
- DOUBLE GARAGE AND OFF ROAD PARKING

MARKS & MANN

99-101 Penshurst Rd, Ipswich, Suffolk, IP3 8QB.

01473 396 296

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Dunwich Close, Ipswich

STUNNING, MODERN, FIVE BEDROOM FAMILY HOME offering OPEN-PLAN living accommodation, LANDSCAPED rear GARDEN, DOUBLE GARAGE and off road PARKING. Accommodation comprises entrance hall, OPEN-PLAN kitchen/dining room, UTILITY ROOM, separate sitting room and STUDY, downstairs cloakroom, galleried landing, DRESSING ROOM & EN-SUITE BATHROOM to bedroom one, EN-SUITE shower room to bedroom, two, separate DRESSING ROOM, two further bedrooms and a family bathroom.

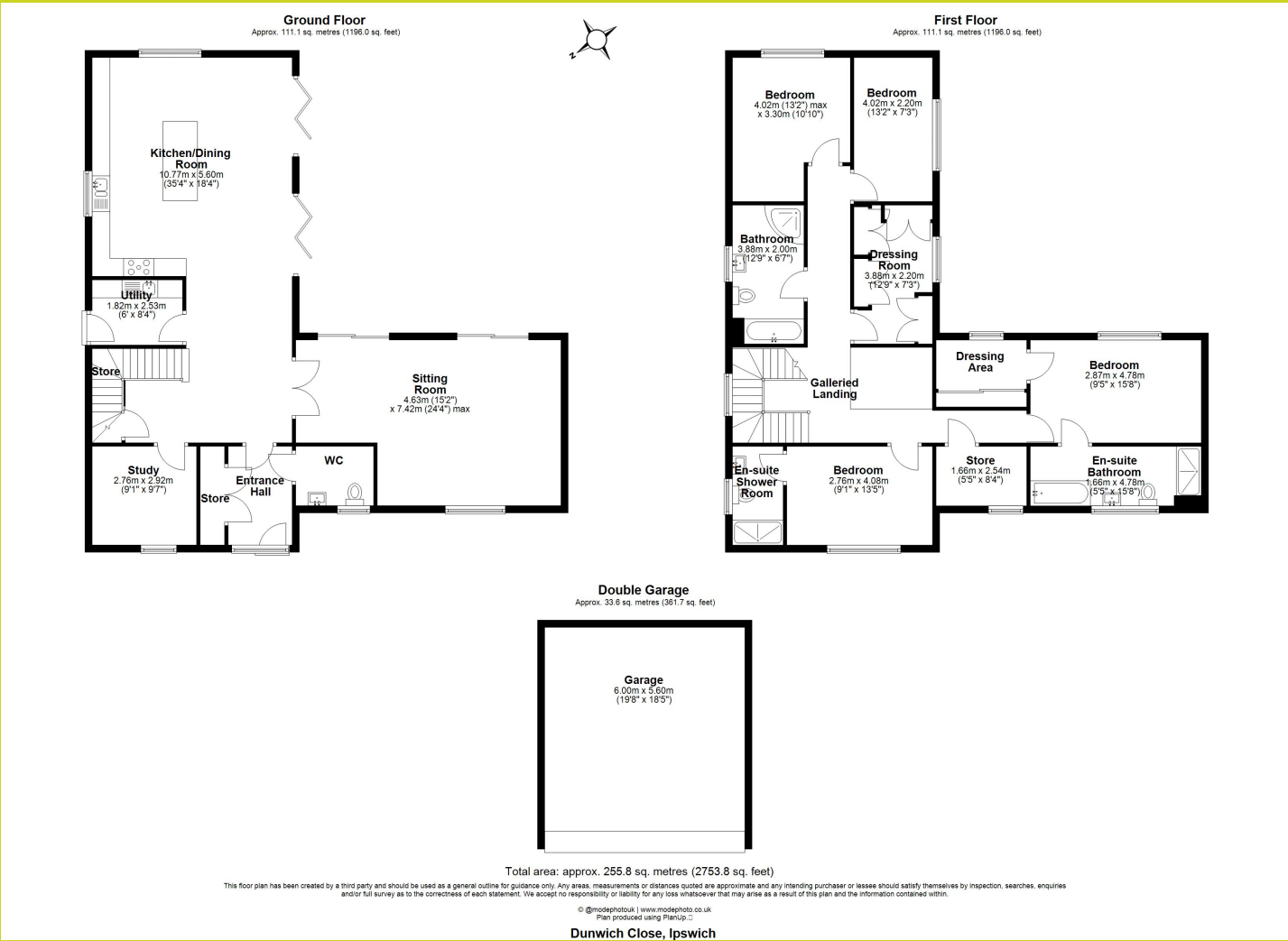
£675,000

Dunwich Close, Ipswich

Entrance hall	
Window and door to front, double doors to storage cupboard/cloaks, and doors to the open-plan kitchen/dining room and downstairs cloakroom.	
Downstairs cloakroom	
Window to front, hand wash basin and WC.	
Inner hall	
Fabulous open space with stairs to the first floor, understairs storage cupboard, door to study, double doors to the sitting room and open through to:	
Open-plan kitchen kitchen/dining room	
10.77m x 5.60m (35' 4" x 18' 4") Triple aspect room with windows to side and rear, and two sets of bifold doors to the side, overlooking and giving access to the rear garden. Space for a family dining table and a breakfast bar with storage under and space for breakfast/bar stools. Range of matching base and eye level units with worktops over, sink, two built-in ovens and combination/microwave, integrated fridge/freezer and dishwasher. Door to:	
Study	
2.76m x 2.92m (9' 1" x 9' 7") Full height window front.	
Utility room	
1.82m x 2.53m (6' 0" x 8' 4") Range of base matching base units with worktop over, sink, space and plumbing for a washing machine and dishwasher, and external door giving access to the side.	
Sitting room	
4.63m x 7.42m (15' 2" x 24' 4") (max) Dual aspect room with window to front and two sets of patio doors to rear, overlooking and giving access to the rear garden.	
Galleried landing	
Fabulous space overlooking the open-plan kitchen/dining room with doors to all four bedrooms, the separate dressing room, family bathroom and a store room.	
Bedroom one	
2.87m x 4.78m (9' 5" x 15' 8") Window to rear overlooking the garden, with doors to the dressing room and en-suite bathroom.	
En-suite bathroom	
Window to front, panel enclosed bath, double shower cubicle, hand wash basin and WC.	
Dressing room	
Window to rear, range of fitted wardrobes.	
Bedroom two	
2.76m x 4.08m (9' 1" x 13' 5") Window to front, door to:	
En-suite shower room	
Window to side, double shower cubicle, hand wash basin and WC.	
Bedroom three	
4.02m x 3.30m (13' 2" (max) x 10' 10") Window to rear.	

Bedroom four	
4.02m x 2.20m (13' 2" x 7' 3") Window to side, overlooking the garden.	
Dressing room/bedroom five	
3.88m x 2.20m (12' 9" x 7' 3") Window to side, overlooking the garden, range of fitted wardrobes.	
Family bathroom	
Window to side, panel enclosed bath, corner shower cubicle, hand wash basin and WC.	
Store	
Window to front.	
Outside	
The property benefits from a block paved driving, providing off road parking, leading to the double garage, with electrically operated retractable door, power and light connected. A path with decorative stones to the side leads to the front door, with a side gate giving access to the rear garden.	
The landscaped rear garden has a large decked area to the immediate rear of the property, ideal for outdoor entertaining and alfresco dining, with the remainder mainly laid to lawn with plants, shrubs and tree borders, enclosed by wooden fencing.	
Important information	
Tenure - Freehold. Services - we understand that mains gas, electricity, water and drainage are connected to the property. Council tax band F. EPC rating C. Our ref: SM/elr.	
Location	
Situated on the popular Ravenswood Development, to the east of Suffolk's county town, Ipswich. There are a many amenities nearby, including a doctors, pharmacy, Waitrose and John Lewis at Home, as well as Sainsburys and the Euro Retail Park.	
Local primary and secondary schools are within easy reach, as is the popular town centre of Ipswich with an array of local and national shops, restaurants and bars.	
For the commuter, the A12/A14 are both within easy reach, as is the mainline train station in Ipswich town centre, with a direct link to London Liverpool Street.	
Directions	
Using a SatNav, please use IP3 9WF as the point of destination.	
Disclaimer	
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.	
Anti-Money Laundering Regulations	
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.	

Dunwich Close, Ipswich



The above floor plans are not to scale and are shown for indication purposes only.

