



**Dunwich Close, Ipswich, IP3 9WF**

**welcome to**

**Dunwich Close, Ipswich**

This fantastic, detached home boasts 6 double bedrooms, 3 en suites, a seperate bathroom, a seperate ground floor cloakroom, a high spec fitted kitchen with two 6 seater breakfast bars, garden with sunken hot tub, a cabin and an outside kitchen, a double garage, off street parking & NO ONWARD CHAIN!



### Entrance Hall

24' 6" x 5' 6" ( 7.47m x 1.68m )

Sweeping entrance hall, flooded with natural light via a double glazed window to the front and frosted floor to ceiling windows, a composite front door, oak effect flooring throughout, a storage cupboard, two radiators and oak glazed double doors leading to the kitchen/diner/family room.

### Kitchen/Diner/Family Room

33' 5" x 16' 8" ( 10.19m x 5.08m )

This impressive, open plan room has vaulted ceilings and three sets of sliding doors leading to the rear garden, making this the perfect entertaining space for hosting family and friends! There are oak glazed double doors leading to the dining room, oak effect flooring throughout, spot lights throughout and a TV point. The U-shaped kitchen boasts a range of eye and base level units in matte grey with quartz worktop surfaces, two breakfast bar seating areas with space for 6 large stools, an inset sink plus drainer and chrome mixer tap, a separate hot tap, integrated triple ovens with an induction hob and extractor hood, an integrated dishwasher, fridge/freezer and wine cooler. suspended lights, ample storage space, a door leading to the utility and space for a large table and chairs aswell as a family lounge area.

### Utility

6' 6" x 5' ( 1.98m x 1.52m )

Eye and base level units in matte grey with quartz worktop surfaces, an integrated washing machine and fridge/freezer and oak effect flooring.

### Dining Room

12' 3" x 10' 1" ( 3.73m x 3.07m )

Double glazed sliding doors leading to the garden, oak effect flooring, one radiator, a chandelier and oak glazed double doors leading to the kitchen/diner/family room.

### Cloakroom

6' 8" max x 3' 8" ( 2.03m max x 1.12m )

Low level WC, fully tiled walls & flooring, pedestal wash hand basin, one radiator, oak effect flooring, a double glazed window to the front and spot lights.

### Living Room

20' 3" x 14' 5" ( 6.17m x 4.39m )

A floor to ceiling double glazed window to the rear, sliding doors leading to the rear garden, oak effect flooring, two radiators, TV point, spot lights and a wall papered wall.

### First Floor Landing

Double glazed window to the side, carpet flooring, one radiator and a boiler room with additional storage space, measuring 7ft 2" x 5ft 4", housing the hot water tank, boiler and pressurised system.

### Bedroom Three

12' 6" x 14' 8" ( 3.81m x 4.47m )

Double glazed window to the side, carpet flooring, one radiator and a door leading to the en suite and dressing room with fitted rails and ample storage space.

### En Suite

A shower with glass enclosure, a bath with chrome mixer taps, low level WC, pedestal wash hand basin, partially tiled walls and a double glazed window to the side.

### Bedroom Two

19' 8" max x 11' 5" ( 5.99m max x 3.48m )

Double glazed windows to the front and side, one radiator, oak effect flooring and spot lights.

### Second Floor Landing

Carpet flooring and one radiator.

### Bedroom Four

14' 4" x 12' 4" ( 4.37m x 3.76m )

Double glazed window to the front, a floor to ceiling double glazed window to the rear with views over Orwell Country Park, a quadruple built in wardrobe, oak effect flooring, spot lights and a door leading to the en suite.

### En Suite

8' 3" x 7' 4" ( 2.51m x 2.24m )

A double shower with glass enclosure, waterfall showerhead and shower attachment, low level WC, pedestal wash hand basin, chrome heated towel rail, oak effect flooring, fully tiled walls, spot lights, extractor fan and a double glazed window to the rear.

### Bedroom Five

12' 9" x 7' 1" ( 3.89m x 2.16m )

Double glazed window to the side, oak effect flooring and one radiator.

### Bedroom Six

11' 10" x 13' ( 3.61m x 3.96m )

Double glazed window to the front, oak effect flooring, one radiator, a double built in wardrobe and spot lights.

### Bathroom

12' 9" x 7' 1" ( 3.89m x 2.16m )

Low level WC, pedestal wash hand basin, a bath with central chrome mixer tap and shower attachment, a shower with glass enclosure, waterfall showerhead and further shower attachment, fully tiled walls, oak effect flooring, chrome heated towel rail, shaver point and a double glazed window to the side.

### Third Floor Landing

Double glazed window to the side, carpet flooring, one radiator and spot lights.

### Master Bedroom

13' 2" x 12' ( 4.01m x 3.66m )

Stunning, top floor master bedroom with sliding double doors leading to the private terrace, with views over Orwell Country Park, oak effect flooring, spot lights, loft hatch, one radiator, a walk in wardrobe measuring 6ft 5" x 4ft 9" and a door leading to the en suite.

### En Suite

12' 8" x 5' ( 3.86m x 1.52m )

Double shower with glass enclosure, waterfall showerhead and shower attachment, a jetted bath with chrome mixer tap and shower attachment, low level WC, pedestal wash hand basin, chrome heated towel rail, fully tiled walls, oak effect flooring, extractor fan, spot lights and a double glazed window to the front.

### Terrace

Composite decking area with a glass balustrade, rendered walls, an outside tap and light, stunning views over Orwell Country Park. This terrace benefits from the afternoon sun and is the perfect place to enjoy a cold beverage after a long day at work!



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## Dunwich Close, Ipswich

- 6 double bedrooms
- Double garage & off street parking
- Master bedroom with en suite & private terrace
- Three large en suites, a seperate bathroom & cloakroom
- Garden with sunken hot tub, a cabin & outside kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £800,000



Please note the marker reflects the postcode not the actual property

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