



3 DUNN CLOSE

FROST & PARTNERS



# 3 DUNN CLOSE

HADLEIGH, IPSWICH | SUFFOLK | IP7 5RY



A three bedroom semi-detached house with sitting room, kitchen/diner, conservatory, ground floor cloakroom, first floor bathroom and an en-suite shower room, together with a single garage, off road parking and beautifully presented gardens. All located within this popular development, not far from the centre of town and close to Hadleigh's Railway Walk.

As you enter the property through composite front door, there is a hallway with a staircase rising to the first floor and doors to the cloakroom, kitchen/diner and sitting room, which has an electric fireplace and sliding doors leading into the conservatory, which has surrounding windows overlooking the rear garden and French doors leading out to the same. The kitchen/diner has a window to the front and comprises a sink inset into a range of work surfaces with cupboards and drawers below, wall mounted cupboards, integrated oven with four burner gas hob and extractor, space for washing machine, dishwasher and space for fridge/freezer. The cloakroom comprises a wc and wash basin.

On the first floor, there is a landing with access to the roof space and doors to the bedrooms and bathroom. Bedroom 1 has a window to the front, built-in wardrobes and bedside units and a door to the en-suite shower room, which has a white suite comprising a low level wc, wash basin and a fully tiled shower cubicle.





Bedrooms 2 and 3 both have a window to the rear overlooking the gardens. The modern bathroom has a white suite comprising wc, wash basin and a panelled bath with a shower over.

Outside, to the front, there is an attractive low maintenance garden with an olive tree and steps to the front door. There is a driveway to the side providing off road parking and leading to a single garage, which has light and power connected and a personal door to the rear garden, which is laid to lawn with a patio seating, variety of mature trees and shrubs and steps up to a stoned feature garden area.

Guide Price - £345,000

### Additional Information

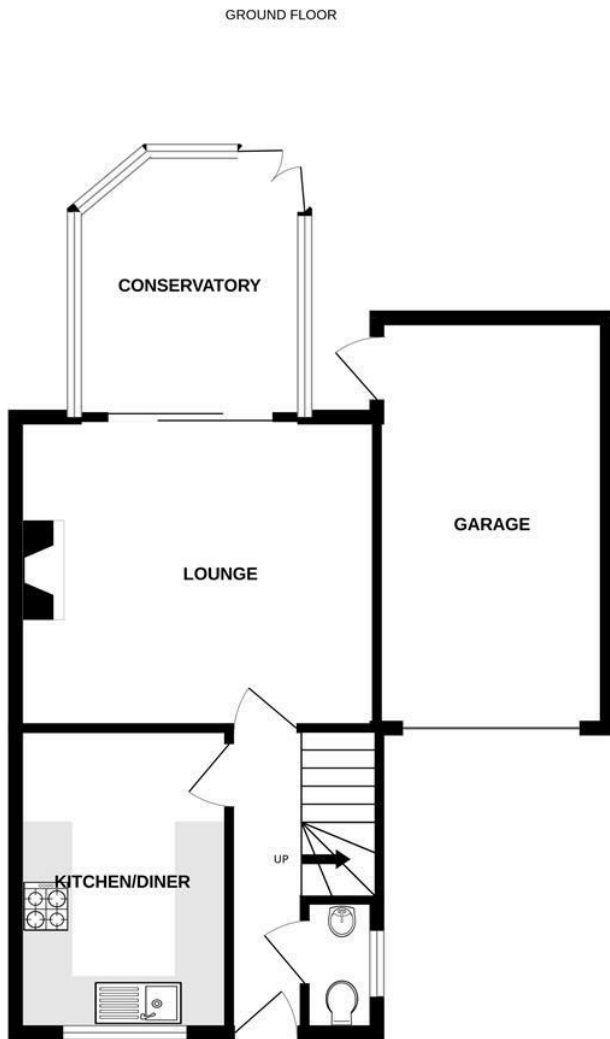
Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	