



3 DAWES CLOSE

FROST & PARTNERS

# 3 DAWES CLOSE

CAPEL ST. MARY, IPSWICH | SUFFOLK | IP9 2JQ



A beautifully presented four bedroom detached house with kitchen/dining room, sitting room, study, snug, conservatory, utility and ground floor cloakroom, together with a family bathroom, en-suite shower room on the first floor and beautiful rear gardens. Set within a private no through road of just six properties in the popular village of Capel St Mary.

As you enter the property, there is a hallway with a staircase rising to the first floor, storage cupboard and doors to the kitchen/dining room, study, snug, cloakroom and sitting room, which has a window to the rear and French doors leading into the conservatory, where there are surrounding windows and further French doors overlooking and leading out the rear gardens. The kitchen/dining room has dual aspect windows to the front and side and comprises an acrylic sink inset into a range of worksurfaces with units above and below, matching Welsh dresser, a range of high quality integrated appliances including; double oven with combi microwave, gas hob with extractor over, fridge/freezer, dishwasher, wine cooler and a door to the utility room, which has a door out to the side with space for washing machine, built-in freezer and gas fired boiler. The study has windows to the front and rear with a door leading to garage and the snug has a electric flame effect fireplace.



On the first floor, there is a galleried landing with a Velux roof light, loft access, airing cupboard and doors to the four bedrooms; 3 of which include built-in wardrobes and the family bathroom. There is also an en-suite shower room to the principle bedroom.

Outside, to the front, there is a driveway providing ample off road parking and leading to an attached single garage. A footpath to the left leads to the private rear gardens, which are around 50ft deep and are laid mainly to lawn with two paved seating areas, brick-built barbeque and a variety of mature flowers, shrubs and trees, all bounded by panelled fencing.

Guide Price £650,000

### **Additional Information**

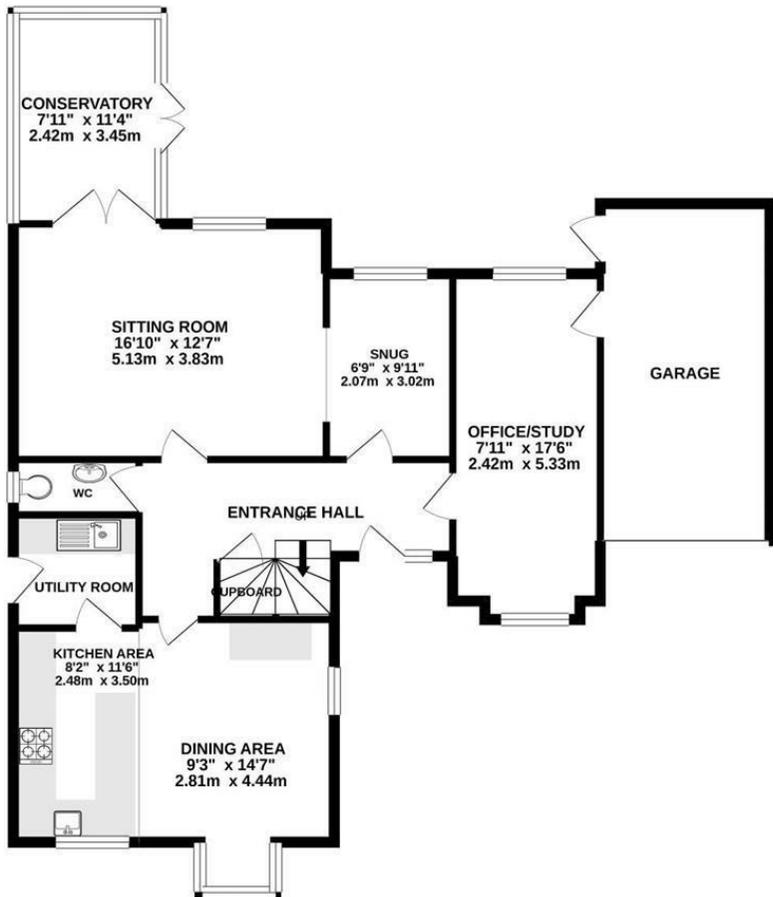
Tenure: Freehold

Local Authority: Babergh District Council

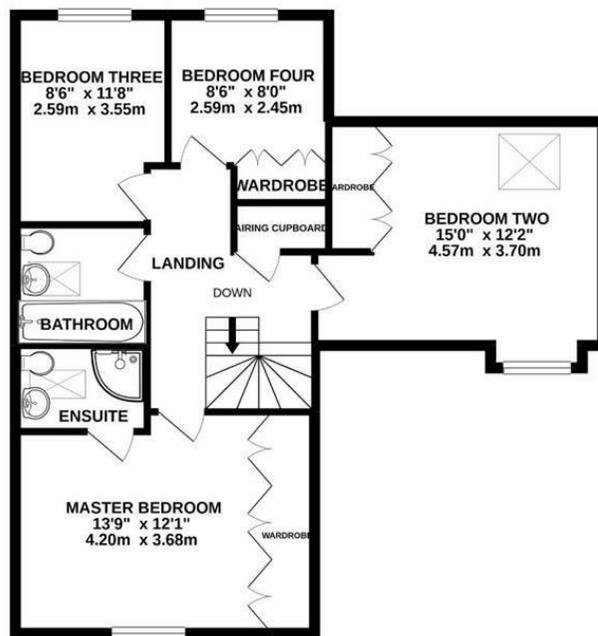
Council Tax: F



**GROUND FLOOR**  
1072 sq.ft. (99.6 sq.m.) approx.



**1ST FLOOR**  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1797 sq.ft. (166.9 sq.m.) approx.

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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# FROST & PARTNERS

**Frost & Partners**  
62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456  
E. sales@frostandpartners.co.uk  
www.frostandpartners.co.uk

**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>84</b>
(69-80) <b>C</b>	<b>76</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	