



GRACE
ESTATE AGENTS

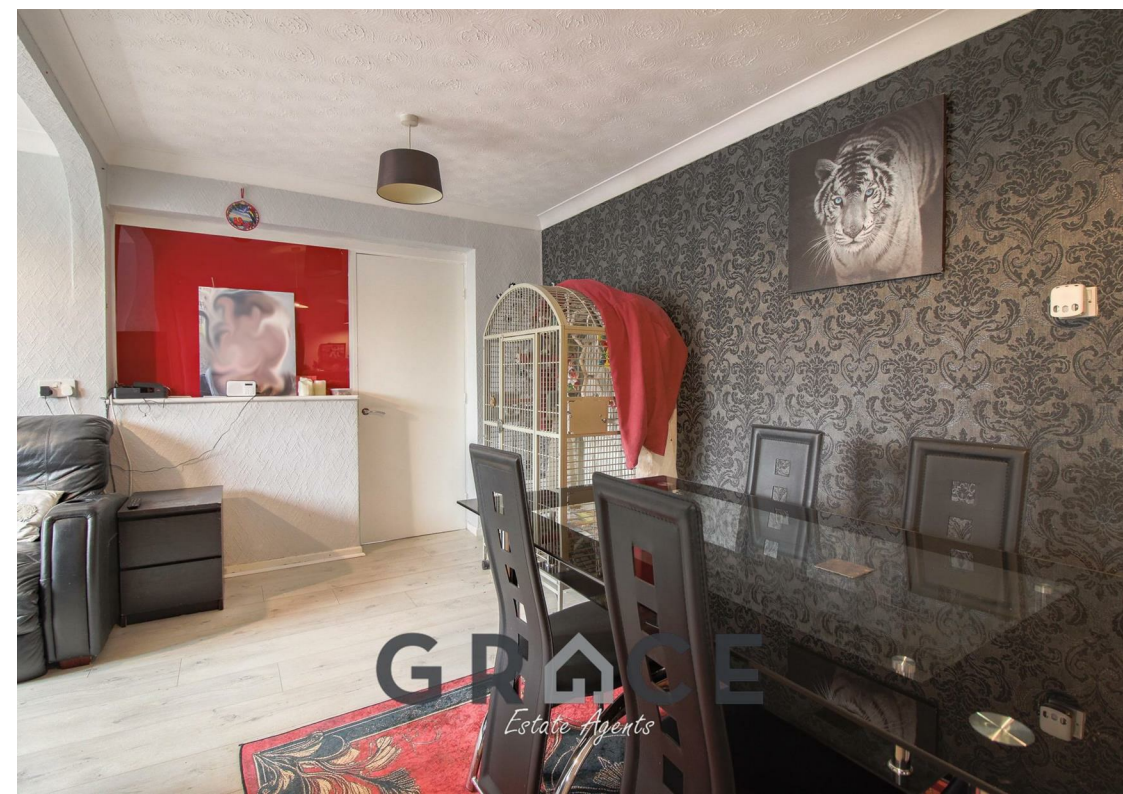


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Dawnbrook Close, Ipswich,
£305,000

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- CHANTRY DEVELOPMENT
- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- THREE RECEPTION AREAS
 - GROUND FLOOR REAR EXTENSION
 - DINING/DAY ROOM
- OFFICE AREA/RECEPTION
 - CLOAKROOM
- GENEROUS REAR GARDEN
- 20FT GARAGE AND DRIVEWAY



A generously proportioned two double bedroomed semi detached chalet style house located on a generous plot in this lovely cul de sac location close to shops, schools supermarkets and the all important A12/A14 junction at Copdock.

Property

A truly superb two double bedroom , two/three reception, semi detached chalet house. This generously proportioned property has had the benefit of a rear single storey extension, improving the accommodation which now consists:- entrance hall, cloakroom, living room, dining/day room, office/reception area and kitchen and rear lobby. The first floor leads off the landing with two double bedrooms and a good size family bathroom. Outside there are front rear and side gardens, ample off road parking and a oversized garage. This lovely house is set in a cul de sac position on the popular Chantry development close to all those everyday facilities and the Copdock junction with A12/A14 access.

Council Tax : Band B
Ipswich



Location

Chantry is a popular development situated to the South West of Ipswich offering a large array of amenities including local shops, supermarkets, takeaways, doctors surgeries, schools and regular bus routes. The property is ideally located for access to Suffolk One college, the A12 / A14 commuter road links, Copdock Interchange and Tesco Superstore and has regular bus links into the town centre.

Entrance Hall

7'0 x 6'0 (2.13m x 1.83m)

Double glazed entrance door to:- staircase to first floor landing, radiator and wood laminate flooring.

Cloak Room

6'10 x 3'3 (2.08m x 0.99m)

Low level WC, wash hand basin with vanity cupboard under, tiled splashbacks, radiator drop light switch and wood laminate flooring.

Living Room

15'11 x 12'3 (4.85m x 3.73m)

Double glazed window to front elevation, radiator, fire surround with inset gas fire (with remote control) and wood laminate flooring.

Dinning Room/Day Room

17'5 red 14'2 x 8'7 (5.31m red 4.32m x 2.62m)

Radiator, storage cupboard under stairs and wood laminate flooring.

Reception/Office

7'4 x 7'3 (2.24m x 2.21m)

Double glazed window to side elevation, radiator and wood laminate flooring.



Kitchen

15'8 x 8'2 (4.78m x 2.49m)
Double glazed window to rear elevation, one and a quarter bowel inset sink unit with mixer tap and cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching cupboards, radiator, space for washing machine, wall mounted Vaillant gas fired boiler, stainless steel filter hood over space for range cooker, and space for American fridge/freezer.

Rear Lobby

5'6 x 3'8 (1.68m x 1.12m)
Double glazed window to side elevation and double glazed door to garden.

Landing

8'0 x 6'0 (2.44m x 1.83m)
Doors to bedrooms and bathroom:-

Master Bedroom

16'1 x 10'6 (4.90m x 3.20m)
Double glazed window to front elevation, with partial distant views and radiator.

Bedroom Two

11'0 x 9'5 (3.35m x 2.87m)
Double glazed window to rear elevation and radiator.

Bathroom

10'4 x 7'8 red 4'7 (3.15m x 2.34m red 1.40m)
Built in airing cupboard, double glazed frosted window to side elevation, low level WC, wash hand basin with mixer tap and vanity unit under, radiator, shower unit with shower and screen door, built in storage cupboard, access to loft space and tiled walls and flooring.

Front Garden

Open plan with generous driveway, block paving and access to side.

Side Garden

Side garden leads past the garage and opens out to garden.



Rear Garden

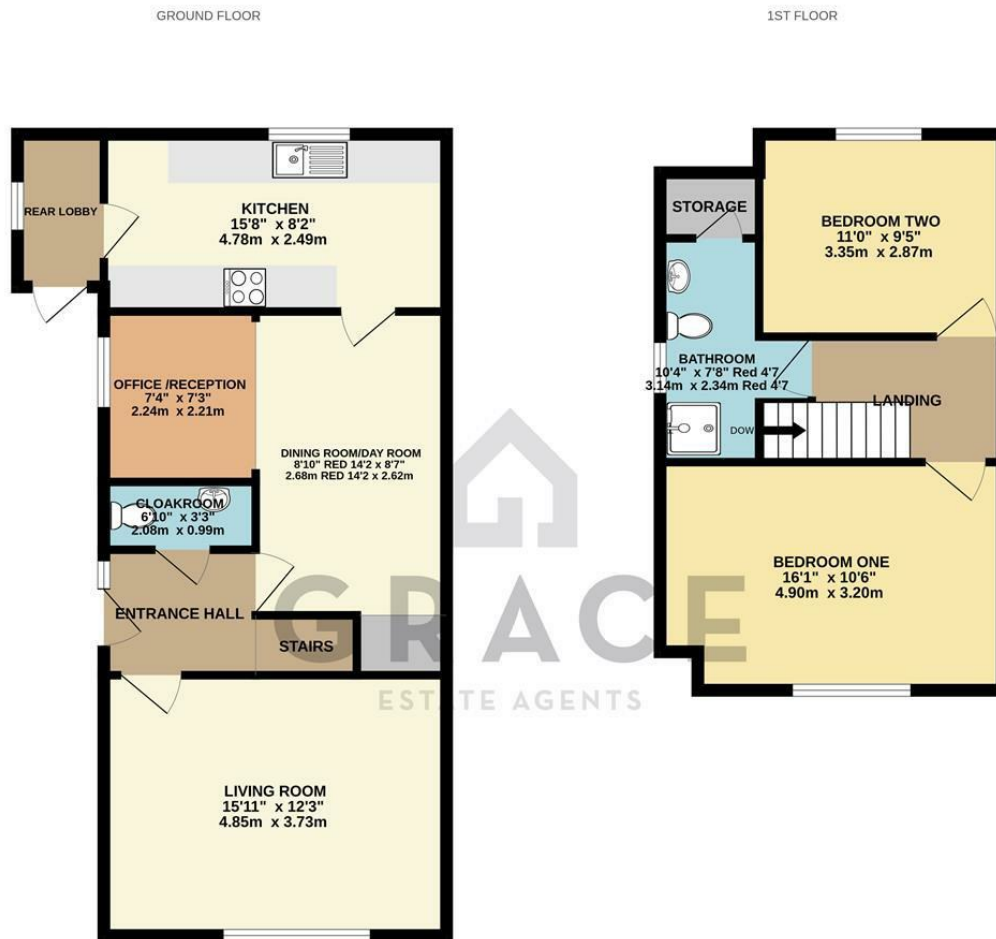
Generous rear garden, laid predominately to lawn, flower beds , chipped bark areas, decked patio area, further decked area, outside water tap and paved area.

Garage

20'2 x 12'5 (6.15m x 3.78m)

Up and over door, power and lighting connected, window and door to side.



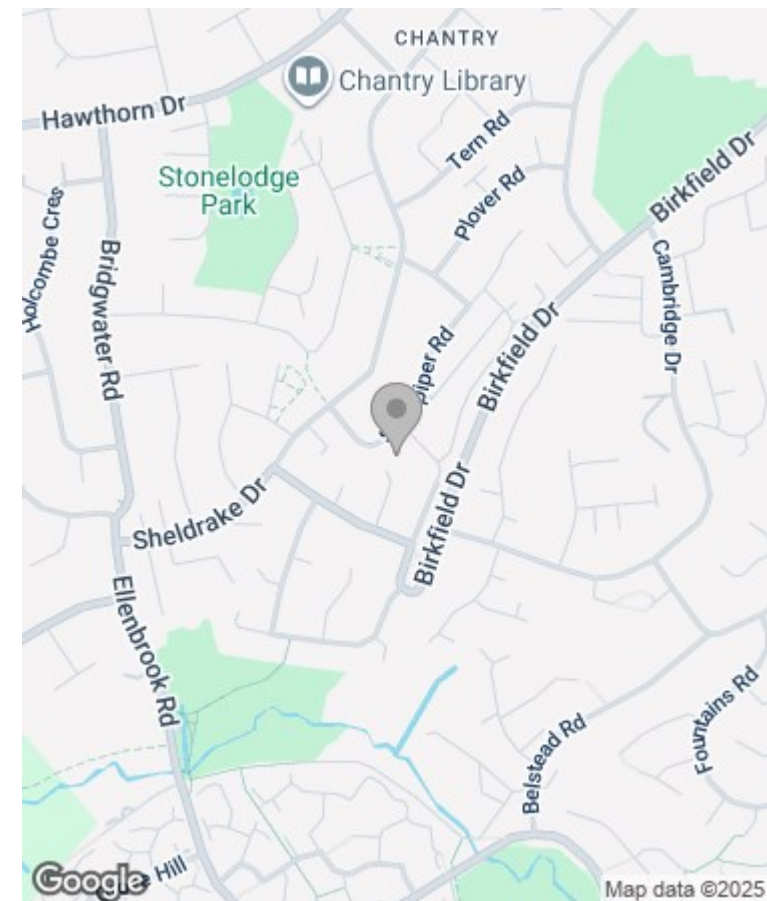


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	