



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



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**Dunwich Close, Ipswich**

This five bedroom, detached Eco home is exceptionally well-presented throughout and provides substantial family accommodation. Boasting a stunning kitchen/diner/family room with bi-fold doors to the rear garden, a spacious galleried landing, two en-suite bathrooms and a double garage.



**Location:**

The property sits nicely in a pleasant cul-de-sac just off Alnesbourn Crescent on the highly popular and much sought after Ravenswood development to the East of Ipswich. There are many local schools, shops, supermarkets nearby as well as the expansive retail park and a choice of restaurants. Ipswich Town Centre is within easy reach with a wide variety of shops, supermarkets, the Buttermarket and Sailmakers shopping centres, as well as Ipswich Mainline Train Station, for easy access to London Liverpool Street. The A14 trunk road is also close by for Bury St Edmunds, Colchester and Felixstowe.

**Entrance Hall**

19' 9" x 10' 7" ( 6.02m x 3.23m )

Elaborate entrance hall with carpet flooring, a suspended ceiling with chandelier, two double glazed windows to the front, a wall papered wall, composite front door and storage space.

**Cloakroom**

6' 2" x 5' 8" ( 1.88m x 1.73m )

Double glazed window to the front, low level WC, pedestal wash hand basin with mixer tap, one radiator and part tiled walls.

**Lounge**

18' 4" x 13' 6" ( 5.59m x 4.11m )

Beautiful, light filled lounge with French doors to the rear garden, adjacent floor to ceiling, double glazed windows, carpet flooring, one radiator, TV point and a wall papered wall.

**Kitchen/Diner/Family Room**

29' x 12' 1" ( 8.84m x 3.68m )

Stunning room, made for modern day living, with two sets of bi-fold doors to the rear garden, a dining space, a snug space, a large central island, with seating space and storage, eye and base level units in wood effect and white, with white work top surfaces, a black one and a half bowl sink plus drainer and chrome mixer tap, two integrated ovens, a microwave, a dishwasher, a ceramic hob and extractor hood.

**Utility Room**

9' 4" x 5' 7" ( 2.84m x 1.70m )

Double glazed window to the front, base units in white with white worktop surfaces, a black one and a half bowl sink plus drainer and chrome mixer tap, space for a washing machine and tumble dryer, wood effect flooring, a

door to the garage, spot lights, extractor fan and a water softener.

**Double Garage**

20' x 18' 2" ( 6.10m x 5.54m )

Connected via an electric up and over door to the driveway, a further door to the utility room, wood effect flooring throughout, light, power, solar controls and two batteries to stay.

**Gallery Landing**

39' 5" x 22' 7" max ( 12.01m x 6.88m max )

Large landing, flooded with natural light and boasting a suspended chandelier, a wraparound balustrade, two radiators, spot lights, carpet flooring, a loft hatch and a large airing cupboard (measuring 5ft 9"x 5ft 4") housing the boiler, carpet flooring, light, storage space and hot water tank. This is the perfect additional reception space or could be used as a fantastic playroom, study or a reading nook.

**Master Bedroom**

12' 4" x 11' 5" ( 3.76m x 3.48m )

Double glazed window to the rear, carpet flooring, one radiator, two double, built in wardrobes, a wall papered wall and a door to the en suite.

**En Suite**

10' x 5' 5" ( 3.05m x 1.65m )

Low level WC, pedestal wash hand basin, a double shower with glass enclosure and waterfall showerhead, chrome heated towel rail, spot lights, shaver point, extractor fan, partially tiled walls, wood effect flooring and double glazed window to the front.

**Bedroom Two**

13' 6" x 9' 5" ( 4.11m x 2.87m )

Double glazed window to the front, carpet flooring, one radiator and a door to the en suite.

**En Suite**

7' 4" x 5' 9" ( 2.24m x 1.75m )

Low level WC, pedestal wash hand basin, a corner shower with glass enclosure, partially tiled walls, wood effect flooring, double glazed window to the front, shaver point, extractor fan, spot lights and a chrome heated towel rail.

**Bedroom Three**

9' 5" x 8' 5" ( 2.87m x 2.57m )

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

**Bedroom Four**

10' 2" x 8' 7" ( 3.10m x 2.62m )

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

**Bedroom Five**

15' 2" x 8' 5" ( 4.62m x 2.57m )

Double glazed window to the rear, carpet flooring, one radiator and a wall papered wall.

**Bathroom**

10' x 7' 8" max ( 3.05m x 2.34m max )

Double glazed window to the front, wood effect flooring, low level WC, pedestal wash hand basin, a bath, partially tiled walls, shaver point, extractor fan, spot lights and chrome heated towel rail

**Outside:****Front Garden**

A shingle and paved area with off street parking for two vehicles, a further double driveway to the rear, access to the double garage and a fitted EV charger (to stay).

**Rear Garden**

A beautifully presented, well- landscaped, corner plot rear garden, which is relatively un-overlooked, with a large, wraparound patio seating area, a composite decking area, a further sunken patio seating area to the rear, a walled border, raised planters, lights, power points, a side access, a fully enclosed border and water butts.

**Solar/ Energy Efficiency Info**

30 x solar panels generating a 12.45 kW peak output, 2 x Tesla Powerwall 2 batteries with a total of 27 kWh storage capacity, Vaillant heat pump providing heating and hot water & Hypervolt EV charger that integrates with smart tariffs, such as Intelligent Octopus Go & Ovo Charge Anytime.



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## Dunwich Close, Ipswich

- No onward chain
- 5 double bedrooms
- Impressive 39 ft, gallery landing
- 30 Solar Panels, 2 x 13.5 kWh Tesla Powerwall Batteries
- EV charger & Air Source Heat Pump

Tenure: Freehold EPC Rating: A

Council Tax Band: E

guide price

**£525,000 - £550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

IPS120511 - 0004

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