

KEYSTONE



Dawnbrook Close, Ipswich, IP2 9JW

Offers In Excess Of £300,000

Semi-Detached Chalet
Lounge
Kitchen/Breakfast Room
Garage & Driveway
Popular Location

Two Bedrooms
Dining Room
Modern Bathroom
Corner Plot
Immaculate Condition Throughout

Dawnbrook Close, Ipswich IP2 9JW

Nestled in Dawnbrook Close, this immaculate semi-detached chalet home offers a delightful blend of comfort and style. With two generously sized bedrooms, this property is perfect for downsizing. The two reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The kitchen/diner offers a fantastic place to eat and prepare meals and leads into the garden.

The layout of the home is thoughtfully designed, with spacious rooms that create a welcoming atmosphere. The corner plot enhances the property's appeal, offering a sense of privacy and a lovely outdoor space to enjoy. Additionally, the ample parking facilities, including a garage, make this home particularly convenient for those with vehicles.

In summary, this semi-detached chalet home on Dawnbrook Close is a rare find, combining spacious living with practical features in a desirable area. Don't miss the opportunity to make this wonderful property your new home.



Entrance Door

Leading to hallway with stairs to first floor, radiator and laminate flooring.

Lounge

15'9 x 11'6

Window to front, laminate flooring and radiator.

Dining Room

10'9 x 6'9

Window to side, laminate flooring and radiator.

Kitchen/Breakfast Room

17'3 x 8'6

Fitted with a range of base units and drawers and matching wall mounted cabinets, sink and drainer unit with tiled splash backs, space for range cooker, extractor fan, integrated fridge freezer, integrated washing machine, integrated dishwasher, window to rear and door to rear.

First Floor Landing

Bedroom One

13'3 x 10'3

Window to front, radiator and built in wardrobe.

Bedroom Two

10'8 x 9'5

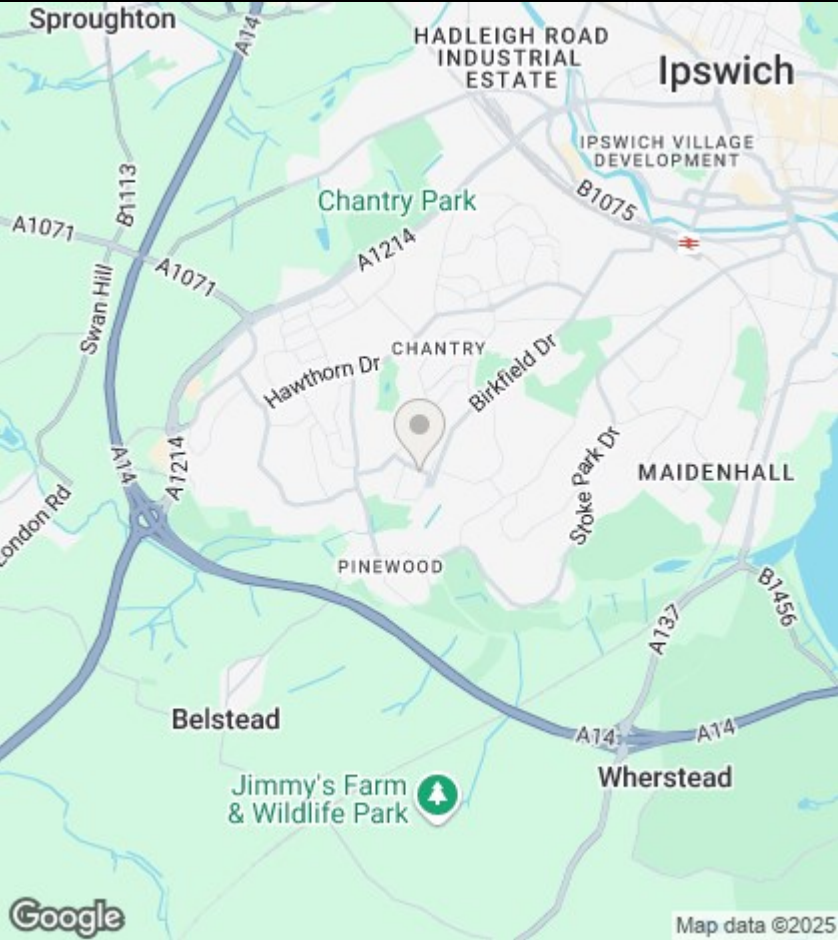
Window to rear and radiator.

Bathroom

Fitted with a suite comprising of panel bath with shower over, w/c, vanity inset sink with tiled splash backs, radiator, window to side, storage cupboard housing wall mounted boiler.

Outside

The property occupies a corner plot and has a generous driveway for numerous cars and leads to a detached garage with up and over door. There is a gate to the rear garden. The rear garden is predominately laid to lawn with raised deck area.



Viewings

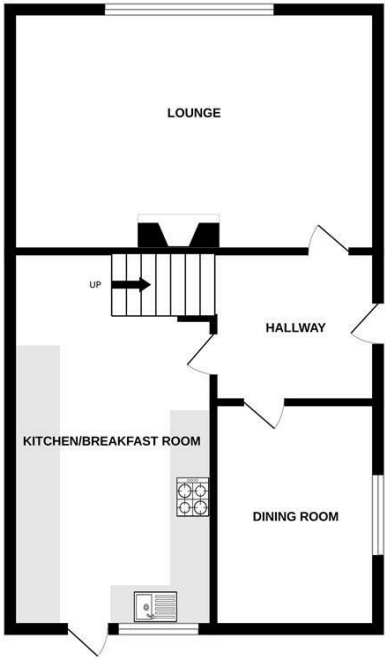
Viewings by arrangement only. Call 01473 221 399 to make an appointment.

EPC Rating:

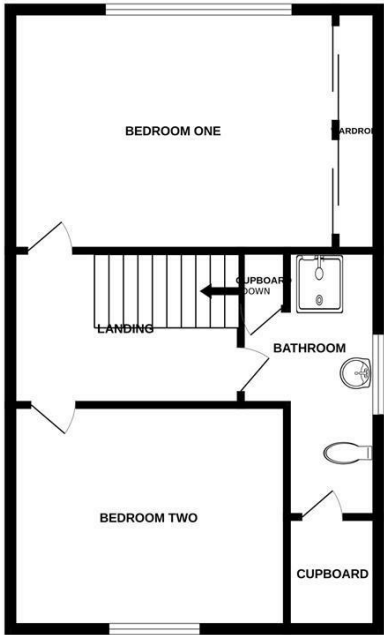
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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