





Redwald Crescent, Ipswich, IP3 8XR

william h brown

welcome to

Redwald Crescent, Ipswich

Offered for sale with NO ONWARD CHAIN, this beautifully presented, four double bedroom, detached family home boasts spacious and versatile accommodation. The property benefits from a bay-fronted lounge, ground floor study, an impressive open plan kitchen/diner and a South facing rear garden.

Agents Note:
Please note there is an annual Service Charge of £212 payable to Trinity Estates on this property.

Entrance Hall
A welcoming entrance hall with carpet flooring, radiator and a large, understairs storage cupboard.

Study
Ideal for home working, the study benefits from a double glazed window to the front, with fitted shutters, carpet
flooring and radiator.

Lounge
A spacious, bay fronted lounge with a double glazed bay window to the front and fitted shutters, oak effect flooring, radiator
, a multimedia point and double doors opening into the kitchen/diner.

Kitchen/Diner
This impressive, open plan kitchen/diner is the heart of the home! Flooded with natural light via floor to ceiling glazing, rear facing windows and patio doors opening onto the garden. Ideal for both entertaining and family living, the room features oak effect flooring throughout, two radiators, provision for under floor heating (electrics already installed), spotlights throughout, a range of cream eye and base level units with grey stone effect worktop surfaces, a stainless steel, one and a half bowl sink plus drainer and chrome mixer tap, an integrated fridge/freezer, dishwasher and double oven with induction hob and extractor hood, a wall-mounted boiler, ample storage and double doors connecting to the lounge.

Utility Room/Cloakroom
A practical dual-purpose room with low level WC, pedestal wash hand basin, cream storage units including a large larder cupboard, stone effect worktop surfaces, an integrated washing machine, radiator, extractor fan and double glazed window to the side.

First Floor Landing
Carpet flooring, radiator, loft hatch and a storage cupboard.

Master Bedroom
A generous double bedroom with double glazed, bay window to the front, with fitted shutters, carpet flooring, radiator, large fitted sliding wardrobes and access to the en suite shower room.

En Suite Shower Room
Stylishly shower room with low level WC, wash hand basin, a double shower enclosure with glass screen, fully tiled walls with contemporary textured tiling, tiled flooring, chrome heated towel rail, an illuminated mirror, shaver point, spotlights and extractor fan.

Bedroom Two
A spacious, double bedroom with double glazed window to the front, with fitted shutters, carpet flooring, radiator and a large alcove, ideal for wardrobes or fitted storage.

Bedroom Three
Double glazed window to the rear with fitted shutters, carpet flooring and radiator.

Bedroom Four
Double glazed window to the rear with fitted shutters, carpet flooring and radiator.

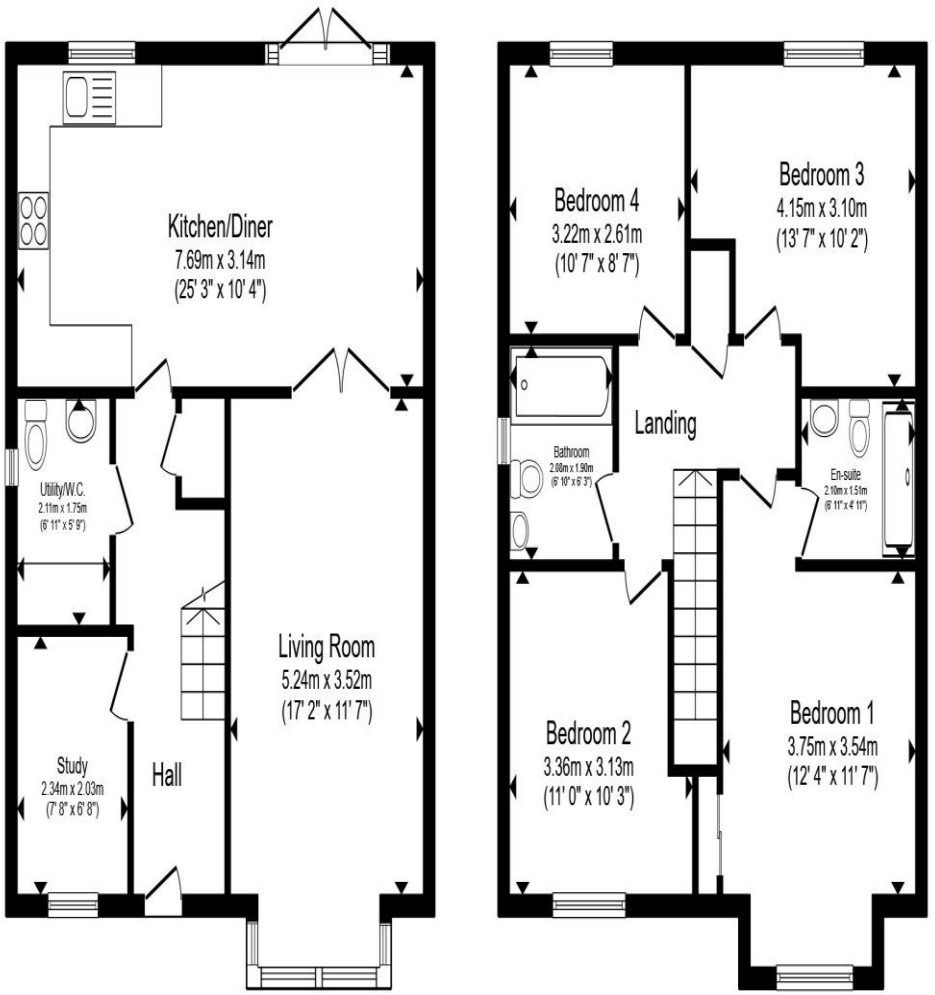
Bathroom
A contemporary, family bathroom with low level WC, wash hand basin, a panelled bath with overhead shower, glass screen and central chrome mixer tap, fully tiled walls in textured tiling, tiled flooring, chrome heated towel rail, illuminated mirror, spotlights, extractor fan and double glazed window to the side.

Outside:

Front Garden & Driveway
The property enjoys attractive kerb appeal with a pathway leading to the front door, established flower beds and hedging, outside lighting, a block paved driveway, providing parking for multiple vehicles, EV charging point and a side gate, providing access to the rear garden.

Garage
A detached garage with an up and over door, power, lighting, storage in the rafters and a side door leading into the garden.

Rear Garden
A beautifully maintained and fully enclosed, South facing rear garden with an extensive, wrap-around patio seating area, additional patio area to the rear, a large lawned area, curved flower bed borders, outside tap, garden lighting, security lighting, a side access and an additional paved side storage area.



Ground Floor

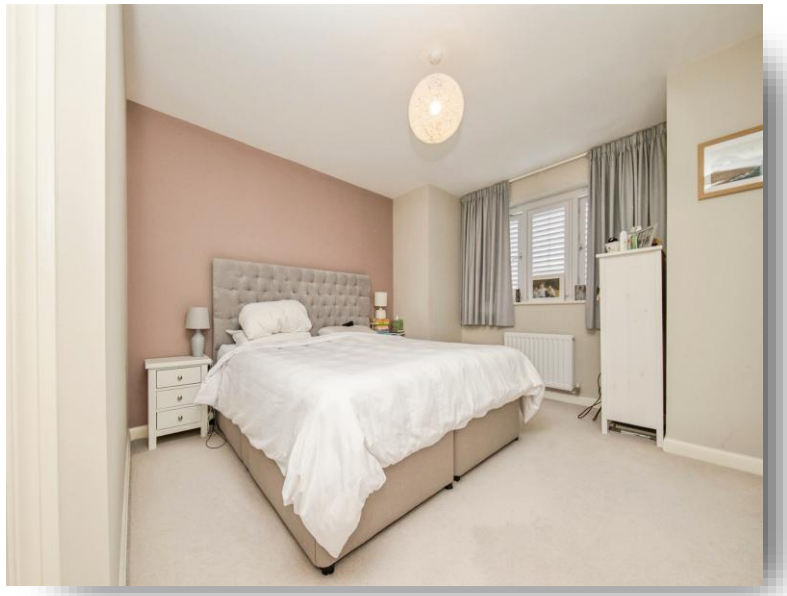
First Floor

Total floor area 122.6 m² (1,320 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Redwald Crescent,

Ipswich

- No onward chain
- Four double bedroom, detached family home
- Spacious open plan kitchen/diner
- Ground floor study & utility room/cloakroom
- South facing rear garden

Tenure: Freehold EPC Rating: B
Council Tax Band: E



£450,000

view this property online williamhbrown.co.uk/Property/IPW104418

The Property Ombudsman

Property Ref:
IPW104418 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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