



17 Redwald Crescent, Ipswich, Suffolk

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17 Redwald Crescent, Ipswich, Suffolk IP3 8XR

A newly constructed and upgraded detached family home situated in the desirable Ribbans Park Development

Ipswich Mainline Station 2.5 miles (London Liverpool Street 1hr 10 mins), A14 3.5 miles, A12 Copdock 7 miles, Woodbridge 8 miles.

Entrance hall | Sitting room | Open plan Kitchen/family/dining room | Study | Cloakroom | 5 Bedrooms | En-suite | Family bathroom | Garage Driveway parking | Garden with outdoor kitchen area and decking
EPC Rating B

The property

Situated in the newly established Ribbans Park development, Redwald Crescent was built only 3 years ago and is positioned in a small turning of only 6 detached homes. The current vendor has carefully upgraded and increased the standard of the home during their ownership.

The kitchen is of high specification which includes stunning solid oak worktops, fridge/freezer, and built in wine fridge. The kitchen allows for an open floorplan space with a separate dining area and pocket doors to the spacious sitting room, benefitting from a large bay window. The downstairs further benefits from a study situated to the front of the house, perfect for home workers.

The first floor incorporates five bedrooms, and two bathrooms, one being an en suite to the principal room with bay window, and one of the bedrooms has been fully fitted out as a luxury dressing room.

Outside

The property has driveway parking for two vehicles, as well as a full length garage. Additional parking is available in the road. To the rear of the property is the enclosed garden which is mostly laid to lawn with artificial grass, and has a stylish patio stretching the length of the house. Located at the end of the garden is an open gazebo on a decking area, along with a newly built outdoor kitchen.

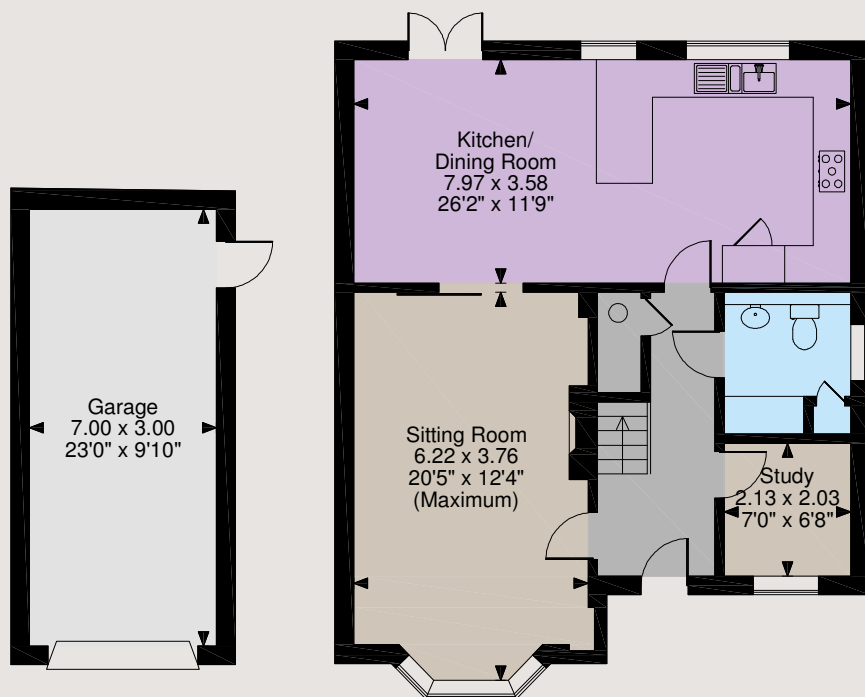
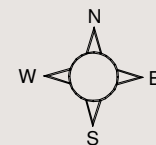
Location

Redwald Crescent is a secluded cul de sac within the newly constructed development, situated on the eastern side of the town with a range of amenities nearby including both Rushmere and Purdis Golf Courses, as well as falling within good school catchments. Ipswich town centre is within easy reach with its abundance of shopping facilities, coffee houses, bars and restaurants and for the commuter the mainline railway line is only 2.5 miles away, along with the A12/A14 which are both easily accessible.

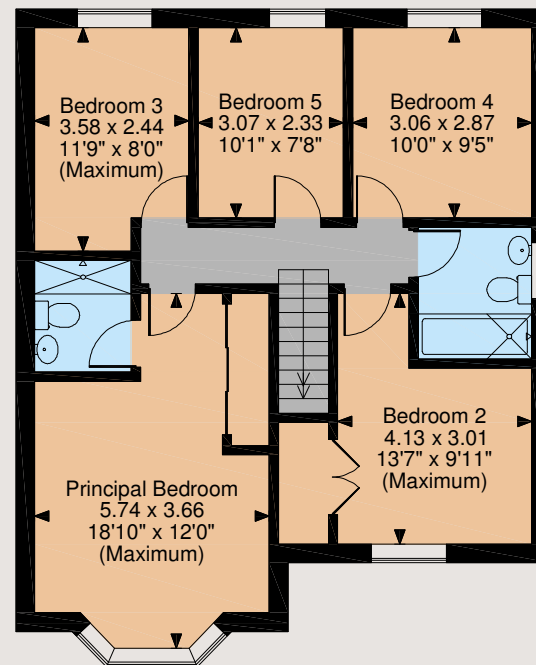




Floorplans
Main House internal area 1,527 sq ft (142 sq m)
Garage internal area 226 sq ft (21 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Directions

From Ipswich railway station, drive along Burrell Road/B1075, and continue onto Star Lane, turning onto Back Hamlet and then onto Foxhall Road. The opening to the development site is found about half way down Foxhall Road, on the right hand side, signposted Ribbons Park. Continue through the development via either route and continue through Blackheath Avenue, and onto George Ellison Road. The turning for Redwald Crescent will appear on right.

General

Local Authority: Ipswich Borough Council.

Services: Gas central heating, all other mains are connected. The property has had solar panels installed. 1GB Broadband.

Council Tax: Band F

Tenure: Freehold

Guide Price: £495,000

Suffolk

The Stables, Wherstead Park, Ipswich, Suffolk IP9 2BJ

01473 220444

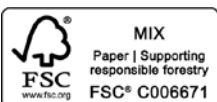
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