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Bonny Crescent

Ravenswood, Ipswich, IP3 9UN

Offers in excess of £450,000



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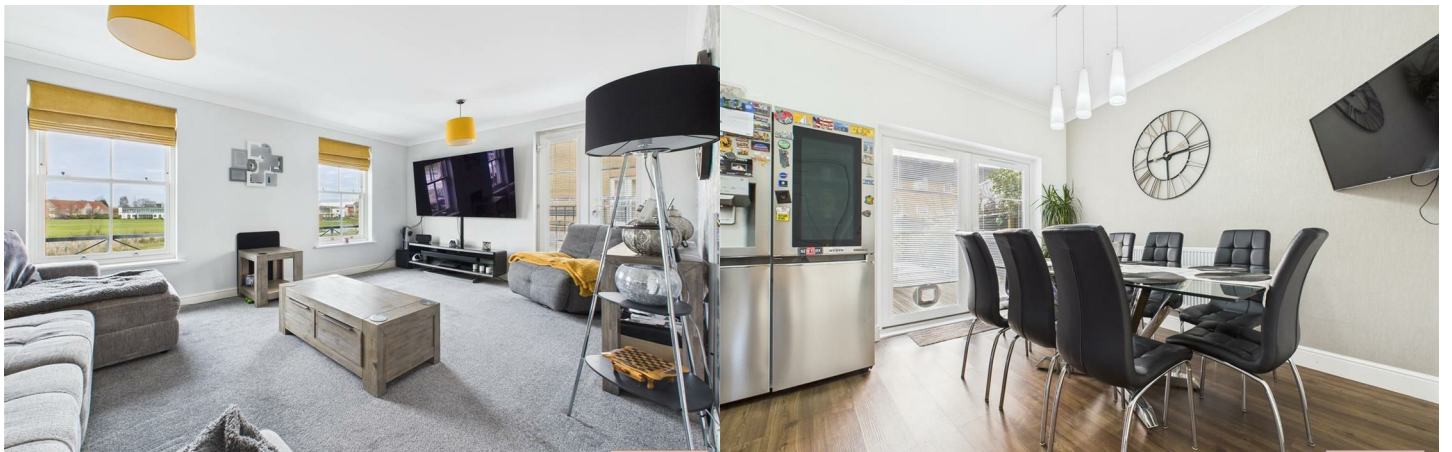
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Front Garden

Partly enclosed via iron railed gates and fencing, block paved pathway, shingle borders halfway to the front door and access to the off-road parking for two cars down the left hand side of the property accessing an EV charge point.

Entrance Hall

Entry via a double glazed obscure door facing the front with a double glazed obscure window above, coving, two radiators, double built-in storage cupboard, door to the multi-functional room which can be used as a bedroom / study/ snug/office, door to the ground floor shower room, access to the stairs and a understairs cupboard and door into the kitchen/ diner.

Multi-Function Room

11'11" x 11'2" (3.63m x 3.40m)

Double glazed sash window to the front and side, coving and a radiator.

Ground Floor Shower Room

7'7" x 3'7" (2.31m x 1.09m)

Extractor fan, step-in shower cubicle with a waterfall showerhead, wall mounted wash hand basin with a mixer tap, low-flush W.C., heated towel rail and fully tiled walls and flooring.

Kitchen/Dining Room

20'3" x 11'8" (6.17m x 3.56m)

Double glazed sash window facing the rear, double glazed double French style doors to the rear going out into the garden, coving, laminate flooring, wall and base fitted units with cupboards and drawers, single sink bowl inset into the worktop with a drainer inset into the worktop, roll-top quartz worksurfaces, double built-in oven and grill function, plumbing for a washing machine, plumbing for a dishwasher, under unit and kickboard lighting, space for a large fridge freezer. There is a

kitchen island with a breakfast bar that fits two comfortably with cupboards and drawers and an induction hob inset into the surface, a radiator, plenty of space for dining and a water softener which is accessible via the garden and supplies the whole property.

First Floor Landing

Access to stairs to the second floor, doors to bedrooms three, four, family bathroom and the lounge.

Lounge

19'1" x 12'1" (5.82m x 3.68m)

Two double glazed sash windows facing the front giving you views of the green, double glazed double French style doors to the side with a Juliet balcony, coving and a radiator.

Bedroom Three

11'9" x 10'1" (3.58m x 3.07m)

Double glazed window to the side, double glazed double French style doors facing the rear with a Juliet balcony.

Bedroom Four

8'0" x 7'7" (2.44m x 2.31m)

Double glazed sash window facing the rear, radiator and built-in sliding wardrobes.

Family Bathroom

8'3" x 5'5" (2.51m x 1.65m)

Extractor fan, heated towel rail, panel bath with mixer taps and a shower attachment over, low-flush W.C., pedestal wash hand basin with hot and cold taps and tiled splash-back.

Second Floor Landing

Access to the loft which is insulated, airing cupboard which houses the Potterton Power Max standing boiler which is the original to the house being built from new and doors to bedrooms one and two.

Bedroom One

16'11" x 12'3" (5.16m x 3.73m)

Which is an open plan bedroom/dressing area with two double glazed sash windows facing the front giving you views of the green, two radiators, half panelled feature wall, built-in wardrobe, built-in sliding wardrobes with a mirrored door, built-in dressing area and a door into the en-suite shower room.

En-Suite Shower Room

8'5" x 6'3" (2.57m x 1.91m)

Extractor fan, spotlights, step-in shower cubicle, low-flush W.C., vanity wash hand basin with a mixer tap, two stainless steel heated towel rails and tiled splash-back.

Bedroom Two

18'2" x 12'2" (5.54m x 3.71m)

Two double glazed sash windows to the rear, double glazed window to the side, two radiators, built-in sliding wardrobe and a door into the en-suite.

En-Suite

8'2" x 6'0" (2.49m x 1.83m)

Walk-in shower cubicle with waterfall showerhead, some in-built shelving, low-flush W.C., vanity wash hand basin with a mixer tap over, fully tiled walls, tiled flooring, extractor fan and spotlights.

Rear Garden

Fully enclosed south facing rear garden enclosed via high brick walls and panel fencing, mostly laid to lawn with a large decking area covered by pergola which is perfect for alfresco dining and entertaining. Access to an outside kitchen workspace area is what holds the water softener, there is lighting and power, flowerbed and shingle borders and a pathway leading to a rear gate accessing the parking, the garage and the annexe. Off road parking for one car in front of the garage at the back of the rear gate and the access to the annexe is the door to the left hand side of the garage. There is a sheltered built area against the garage which holds the Calor gas bottles.

Garage

Manual up and over door with power and lighting and at the entrance is an outside tap.

Annexe

Access to the annexe you go up the stairs and there is a storage cupboard in front which houses the Vokera boiler which is 18 months old which is run from Calor gas and then a door into the open plan living space. At the entrance of the Annexe there is an outside tap.

Living Area

Access to the loft, it's a large open plan living / sleeping and kitchen space with a door to a shower room. There is a double glazed feature window and a double glazed

Velux window in the kitchen area. In the Living Area there is a radiator, double glazed feature window and a door to the bathroom and an open into the kitchen area.

Kitchen Area

Base level units with cupboards and drawers, plumbing for a washing machine, space for a fridge freezer, a single sink bowl and drainer unit with a mixer tap above, tiled splash-back, coving and lino flooring.

Shower Room

6'10" x 5'7" (2.08m x 1.70m)

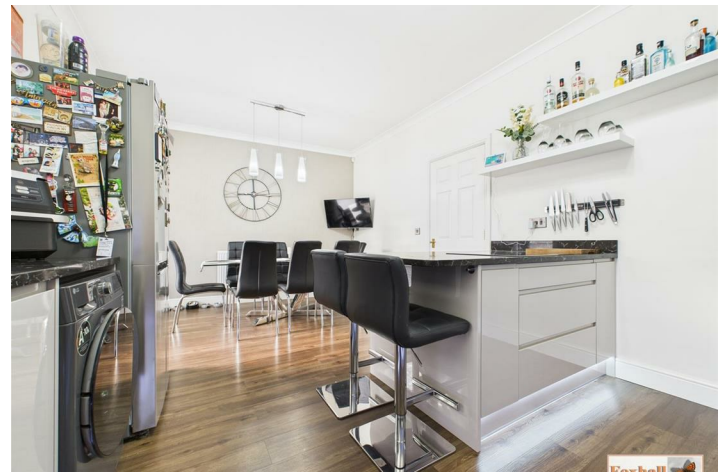
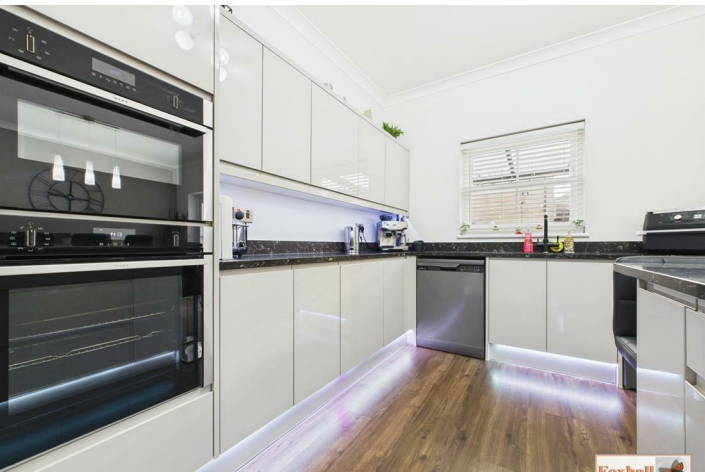
Step-in shower cubicle, low-flush W.C., pedestal wash hand basin with hot and cold taps, extractor fan, tiled flooring and tiled splash-back.

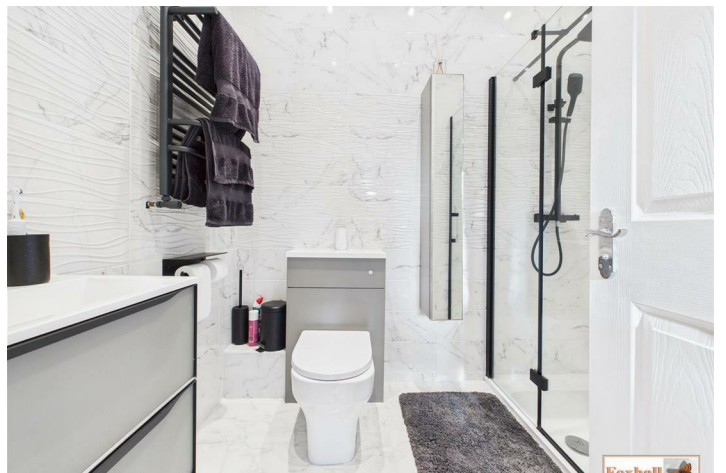
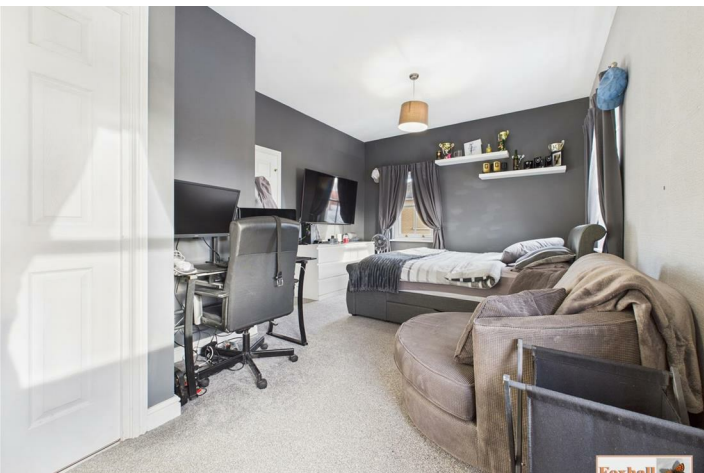
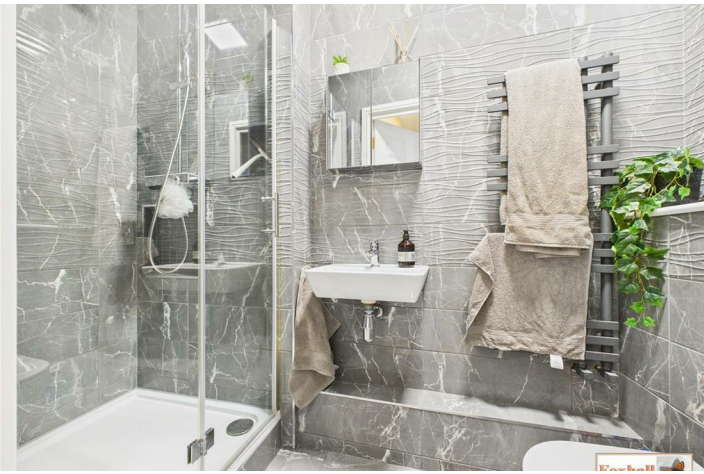
Agents Notes

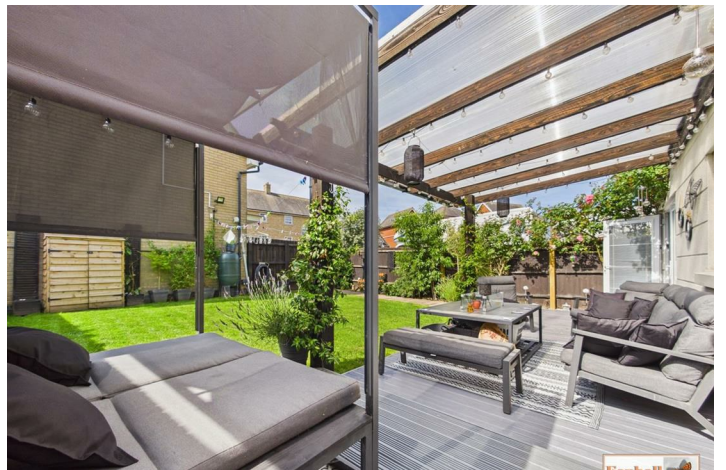
Tenure - Freehold

Council Tax Band - D

Both the Garage and Annexe are Leasehold









Road Map



Hybrid Map



Terrain Map



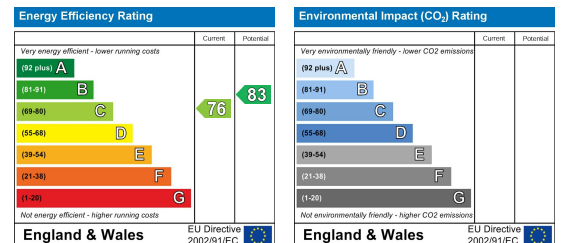
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.