



Alnesbourn Crescent, Ipswich, IP3 9GD

Guide Price £295,000 Freehold



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SUMMARY

A thoughtfully remodelled and much improved three bedroom semi-detached family home of larger proportions located to the popular South-East fringes of Ipswich within the favourite Ravenswood development. Under its current ownership, this modernised property has undergone many improvements including the open plan layout of the kitchen-dining room and the clever creation of a separate utility room. Well presented throughout with predominantly replacement floorings, double glazed windows and heating system, the accommodation comprises; entrance hall, sitting room, kitchen-diner, utility room and cloakroom on the ground floor, with landing, three comfortable bedrooms, en-suite off principal bedroom, and family bathroom on the first floor. To the outside there is a secluded frontage with side driveway providing ample off-road parking an access to the detached garage, whilst to the rear there is a private garden with generous entertainment patio and pagoda over. Early viewing is advised.

SHELTERED ENTRANCE

Front door to entrance hall.

ENTRANCE HALL

Stairs with freshly laid carpet rising to first floor, tiled floor, doors to utility room, cloakroom and sitting room.

SITTING ROOM

11' x 16' 1" approx. (3.35m x 4.9m) Double glazed windows to front and side, radiator, television and broadband points, wood effect flooring, pocket door opening to kitchen-diner.

KITCHEN-DINER

18' 4" x 9' 1" approx. (5.59m x 2.77m) Double glazed window to rear, vertical radiator, a modernised range of contemporary base and eye level fitted cupboard and drawer units with coprolite effect work surfaces and matching peninsular breakfast bar, built-in double oven and grill, inset gas hob with extractor over, integrated dish-washer and fridge-freezer, cupboard concealing replacement wall mounted gas fired boiler, wood effect flooring, open plan incorporating adjoining dining area.

UTILITY ROOM

Plumbing for washing machine, storage area to side, tiled floor, extractor fan.

CLOAKROOM

Radiator, low level WC, mounted hand-wash basin with mixer tap and cupboard under, tiled floor, extractor fan.





Total Area: 87.4 m² ... 941 ft²

STAIRS RISING TO FIRST FLOOR

LANDING

Freshly laid carpet, radiator, built-in cupboard housing replacement hot water tank, loft hatch access to part boarded loft space, doors to

BEDROOM ONE

11' 4" to back of wardrobe x 11' 5" approx. (3.45m x 3.48m) Double glazed window to front, radiator, fitted sliding fronted double wardrobe, built-in cupboard, television point, door to en-suite.

EN-SUITE

Obscure double glazed window to side, radiator, shower cubicle with thermostatic shower, low level WC, pedestal hand-wash basin, part tiled walls, tiled floor, shaver socket, extractor fan.

BEDROOM TWO

10' 5" x 10' 4" approx. (3.18m x 3.15m) Double glazed window to rear, radiator, wood effect flooring.

BEDROOM THREE

7' 5" x 7' 6" approx. (2.26m x 2.29m) Double glazed window to rear, radiator, wood effect flooring.

OUTSIDE

A lush set back frontage provides seclusion and privacy, there is a low maintenance front garden concealed by trees and hedging consisting of granite chippings, flower beds and a paved path

leading to the front door, a side brick paved driveway provides ample off-road parking and access to the attached garage. The attractive westerly facing private rear garden is predominantly laid to mature lawn and generous paved entertainment patio with wood constructed pagoda over and natural vines climbing, there is an area of granite chippings, an external tap and light, and personal door to the detached garage.

GARAGE

8' 9" x 17' 11" approx. (2.67m x 5.46m) Up and over entry door, window to rear, pitched roof with part boarded loft space, personal door opening to rear garden, mains power and lighting.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Ravenswood primary and Ipswich Academy secondary.

DIRECTIONS

Leaving Ipswich town centre, head South-East on Fore Hamlet/A1156 towards Limington Ct, continue to follow A1156, use any lane to turn right onto Nacton Rd, at the roundabout, take the 4th exit onto Ravenswood Ave, at the roundabout, take the 1st exit onto Alnesbourn Cres, At the roundabout, take the 2nd exit and stay on Alnesbourn Cres, the destination will be on the right. Excellent Access from the A14, convenient to shops and superstores.

BROADBAND AND MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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Alnesbourn Crescent IPSWICH IP3 9GD	Energy rating C	Valid until: 7 May 2035
Property type		Certificate number: 2061-1355-6050-3402-8005
Total floor area		Semi-detached house 87 square metres



**VIEWING STRICTLY BY APPOINTMENT
THROUGH YOUR IPSWICH LTD**

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