



Guide price £290,000
Bonny Crescent, Ipswich, IP3



2

Bedrooms



2

Bathrooms

156-158 Hamilton Road, Felixstowe, Suffolk, IP11 7DS |
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Wainwrights presents this elegant and spacious three-storey Regency style town house, on the highly sought after Ravenswood development, overlooking the beautifully spacious green. This stylish home offers generous living accommodation with high ceilings, period-style detailing, incredible views, and modern fixtures throughout.

The first floor features a bright lounge with Juliet balcony and a contemporary Neff-equipped kitchen/diner opening onto a covered rear balcony – ideal for entertaining or relaxing outdoors. The top floor offers two generous double bedrooms, each with its own ensuite, including a luxurious master suite with dressing area.

Further benefits include a ground floor utility room and cloakroom, enclosed rear yard, private garage, two allocated parking spaces, and a brand-new boiler installation. Conveniently located close to local amenities, schools, transport links and within walking distance of the Orwell Country Park, this is a superb opportunity to own a beautifully presented home.

Outside Front

The property is situated in an impressive crescent with a large central green. The roadway is finished with red block paving, and the front garden is accessed via a small cobbled pathway. Enclosed by decorative painted metal railings, the front garden features a paved path leading to the front door, complemented by established rosemary bushes, an ornamental palm, and other low-level planting.

Driveway Entrance to Rear

A paved driveway provides access to the rear of the property, leading to a row of three garages—one of which belongs to this home. Additional parking is available directly in front of the garage for one vehicle, with a second allocated parking space nearby. The area is attractively landscaped with trees and flowering hedges, creating a pleasant and private setting.

Ground Floor Entrance Hallway *6.36m x 1.96m (20' 10" x 6' 5")*

Entered via a timber front door with decorative double-glazed panels and opaque glass. The spacious hallway features a radiator with bespoke cover, high ceilings (approx. 2.8m) with ornate coving, picture rails, dado rails, and wood panelling. Carpeted throughout, with UPVC double-glazed sash-style side windows, under-stairs storage cupboard, and doors leading to:

Utility Room *1.92m x 1.99m (6' 4" x 6' 6")*

Half-glazed UPVC door to rear aspect, radiator, decorative tile-effect laminate flooring, and laminate worktop with inset single-bowl sink and mixer tap. Space and plumbing for a washing machine, floor and wall units, shoe storage, and wall-mounted electrical consumer unit.

Cloakroom

Fitted with a WC and hand wash basin, part-tiled walls, radiator, tile-effect vinyl flooring, and extractor fan.

First floor landing *3.10m x 1.25m (10' 2" x 4' 1")*

Carpeted landing with radiator, under-stairs storage, high ceiling, stairs rising to the second floor, and doors leading to:

Living Room *5.71m x 4.32m (18' 9" x 14' 2")at widest point and into alcoves*

A bright and spacious reception room with high ceiling, UPVC double-glazed window and French doors to the front, opening to a Juliet balcony. The feature chimney breast includes an electric log-effect fire with decorative tiled hearth and timber surround, plus an integrated entertainment wall. Finished with parquet style flooring, ornate coving, ceiling rose, dado rails, and radiator with custom cover.

Kitchen / Dining Room *6.10m x 2.44m (20' x 8')*

High ceiling, modern fitted kitchen with granite-effect laminate worktops, integrated Neff appliances (five-burner gas hob, microwave, double oven, and fridge/freezer), Bosch dishwasher, one-and-a-half bowl stainless steel sink with mixer tap, and Neff cooker hood. Ample base and wall units, spotlights to ceiling, radiator, and tile-effect vinyl flooring. The dining area enjoys UPVC double glazed French doors opening onto the rear balcony—ideal for entertaining or alfresco dining.

Balcony *6.20m x 1.81m (20' 4" x 5' 11")*

A covered balcony overlooking the rear of the property, enclosed by metal railings—perfect for relaxing or dining outdoors while enjoying the afternoon sun.

Second Floor Landing *2.73m x 1.79m (8' 11" x 5' 10")*

Carpeted with wooden handrail and banister, radiator with bespoke cover, two storage cupboards—one housing a new boiler, high ceiling with loft access, doors leading to:

Master bedroom *3.76m x 3.30m (12' 4" x 10' 10")*

Spacious double bedroom with high ceiling, UPVC double-glazed sash windows to front aspect, radiator, and carpet. Opening to:

Dressing Area 2.41m x 1.81m (7' 11" x 5' 11") with additional alcove 0.87x0.75
With UPVC sash window, radiator, and door to the ensuite shower room.

Ensuite Shower Room 1.91m x 2.50m (6' 3" x 8' 2") into the shower

Fitted with shower enclosure and chrome/glass bi-fold doors, hand wash basin, WC, radiator, and extractor fan. Fully tiled shower area, tile-effect vinyl flooring, and spotlights to ceiling.

Bedroom Two 3.93m x 2.59m (12' 11" x 8' 6")

Double bedroom with UPVC sash window to rear aspect, radiator with bespoke cover, high ceiling with feature coving and ceiling rose, wood flooring, and door to ensuite bathroom.

Ensuite bathroom 2.51m x 2.15m (8' 3" x 7' 1")

UPVC double glazed sash type window to rear aspect, deep bath with centrally mounted mixer tap and handheld shower, hand wash basin, WC, radiator, extractor fan, and spotlights. Finished with quality laminate flooring and part-tiled walls.

Rear Yard

Enclosed block-paved courtyard with timber fencing, partly covered by the balcony above to provide sheltered outdoor space. There is a rear gate giving access to the parking and garages, plus an external bin storage area.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	70	83
	EU Directive 2002/91/EC	

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