



**Connells**

Redwing Close  
Ipswich





### Property Description

An extended and well presented three bedroom property situated on the popular Chantry development in a popular quiet cul-de-sac location. The home is decorated to a high standard throughout and comprises of a large modern kitchen/ diner, separate living room featuring a cosy log burner, ground floor cloakroom, three first floor bedrooms, first floor modern bathroom suite and externally the property benefits from a front driveway providing off road parking and a large well maintained rear garden perfect for entertaining and alfresco dining.

The Home is located to the south west of Ipswich's town centre and is within a short drive of local shops and amenities as well as both secondary and primary schools.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

### Entrance Hall

Accessed via entrance door, under stairs storage cupboard, radiator and stairs rising to the first floor.

### Living Room

13' x 13' ( 3.96m x 3.96m )  
Double glazed window to front, radiator and log burner.

### Kitchen Area

21' 2" x 7' 9" ( 6.45m x 2.36m )  
A selection of wall and base level units, sink and drainage unit inset into work surfaces, integrated washing machine, dishwasher and fridge freezer, large built-in ladder and

cupboard housing water softener.

### Dining Area

15' 5" x 15' ( 4.70m x 4.57m )  
Double glazed window to side, double doors to rear and real wood flooring throughout.

### Inner Hallway

Radiator and double glazed door to rear and access to:

### Cloakroom

Double glazed window to rear, vanity wash hand basin, low-level w/c and wall mounted boiler.

### First Floor Accommodation

### Landing

Loft access and doors giving access to:

### Bedroom One

15' x 13' ( 4.57m x 3.96m )  
Double glazed window to front and radiator.

### Bedroom Two

15' x 8' 3" ( 4.57m x 2.51m )  
Double glazed window to rear and radiator.

### Bedroom Three

10' x 9' 7" ( 3.05m x 2.92m )  
Double glazed window to front, raised stair plinth and radiator.

### Bathroom

Double glazed windows to rear and comprises of a bath, low level w/c and

vanity wash hand basin and separate shower cubicle and chrome rail.

## Outside

To the front of the property there is a blocked paved drive providing parking with a tunnel terrace to the rear garden.

The rear garden comprises a patio area perfect for alfresco dining and entertaining, has fencing to boundaries and is landscaped with the remainder laid to lawn.







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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01473 233 966**  
**E [ipswich@connells.co.uk](mailto:ipswich@connells.co.uk)**

6 Princes Street  
 IPSWICH IP1 1QT

EPC Rating: C    Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/ICH312607](http://connells.co.uk/Property/ICH312607)**

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ICH312607 - 0003

