



28 Vermont Crescent

An exceptional opportunity to acquire a five-bedroom property brilliantly positioned within a private road in Ipswich, benefitting from local amenities and direct routes to London. The location of this property is walking distance from Christchurch Park, great for dog walking, family walks or any special events held there such as Music in the Park. It is also a short distance from Ipswich school, which is the leading independent school in Suffolk.

The property opens up into a beautiful reception hall with the fantastic feature of heated flooring throughout the house. From the reception hall are doors off to the study, dining room, downstairs cloakroom, sitting room, utility room and kitchen – each room with superb attention to detail ranging from accent lighting fixtures to beautiful moulding and ceiling roses.

The first floor holds two bedrooms, along with a Jack & Jill bathroom as well as the master bedroom and master en-suite. The master en-suite is an impressive room with a central soak bath tub, walk-in shower, double sinks and fantastic accent and beauty lighting – creating a real luxury experience. The second floor holds the remaining bedrooms and an additional shower room, providing ample space for a large family.

The garden is beautifully landscaped with a unique and impressive outdoor fireplace – the perfect conversation piece for garden parties. The garden also benefits from an outbuilding with more seating and a home drinks bar.



Key Features

- Five-bedroom family home
- Heated flooring throughout
- Double glazing
- Private road in a central Ipswich location
- Beautiful attention to detail
- Fantastic landscaped garden with outbuilding and home bar

Outside

Paved driveway with room for multiple cars, garage to the side.

Entry through solid hardwood door with feature glass inset above.

Entrance Hall

Beautiful tiled flooring, high ceilings, ceiling light fixture with ceiling rose, two wall scone lights, wooden staircase with beautiful decorative balusters, storage cupboard under the stairs, doors off to study, dining room, cloakroom, sitting room, utility room and kitchen.



Study

Wooden flooring, large window to front with shutters, ceiling spotlights.

Dining Room

Entry though double wooden doors, tiled flooring continued from entrance hall, ceiling light fixture with ceiling rose, ceiling spotlights, large double-glazed window to front with shutters, stunning feature mirror wall on opposing side – bouncing the natural light around.

Cloakroom

Decorative floor tiles, partially tiled walls, sink with mixer tap and storage, sconce wall lights, sash window with frosted glass, close coupled WC.

Sitting Room

Carpeted flooring, stunning feature granite fireplace, ceiling light fixture with ceiling rose and ceiling spotlights, two French doors out to the garden.





Kitchen

Tiled flooring, granite work surfaces, ample under counter storage space with additional floor to ceiling built-in storage cupboards, wine rack and separate wine cooler, induction cooker, extractor fan with feature surround with beautiful moulding, double oven, Fisher & Paykel dishwasher, kitchen island with granite work surfaces, space for American fridge freezer, Morso wood burner, open plan through to the sun room.

Sun Room

Beautifully presented with panoramic windows, French door to garden, tiled flooring continued from kitchen, ceiling spotlights.



Garden

Large patio area with stunning outdoor fireplace mounted on brick with mantle and mirror above – the perfect centrepiece for garden parties. The patio continues around the sun room to the other side, leading to the garage and additional patio space or a cosy seating area. Landscaped with raised flower beds and decorative trees, laid to lawn with stepping stones leading to the outbuilding.



Outbuilding

Excellent entertaining area with drinks bar, wooden flooring, ample plug sockets, ceiling spotlights, floor to ceiling windows with view to garden, bi-folding doors.



First Floor





First Floor Landing

Spacious with carpeted flooring and beautiful large window with half moon feature and shutters, storage cupboard, scone lighting and ceiling light fixture.

Jack & Jill Bathroom

Entry from landing or bedroom one. Decorative tiled flooring and partially tiled walls, sink, WC, bath with overhead shower, extractor fan, frosted sash window.

Bedroom One

Carpeted flooring, large window with shutters, ceiling spotlights, entry from first floor landing or Jack & Jill bathroom.

Master Bedroom

Carpeted flooring, built in ceiling speakers, two windows with shutters and view to garden, ceiling spotlights, walk-in wardrobe with wooden flooring, built-in shelving and drawers, ceiling spotlights.

Master En-suite

Beautiful decorative tiled flooring, partially tiled walls, double sinks with vanity surface with strip lighting, close coupled WC, bidet, inset mirror with tiled surface and beauty lighting, storage cupboard with mirrored doors, soak bath rub in the centre, walk-in shower with overhead shower and his and hers inset shower shelves, heated towel rail, ceiling spotlights, built-in ceiling speakers, extractor fan, double glazed window to garden with shutters.

Bedroom Three

Carpeted flooring, scone lighting and ceiling light fixture, window to front with shutters.





Second Floor

Second Floor Landing

Carpeted, window to garden, ceiling spotlights, space for accent seating, doors to shower room and remaining bedrooms.

Bedroom Four

Extremely spacious, carpeted flooring, ceiling light fixture, access to loft, window to front, door to bedroom five.

Bedroom / Study

Carpeted flooring, window to back, two velux windows, currently being used as an office and seating area.

Shower Room

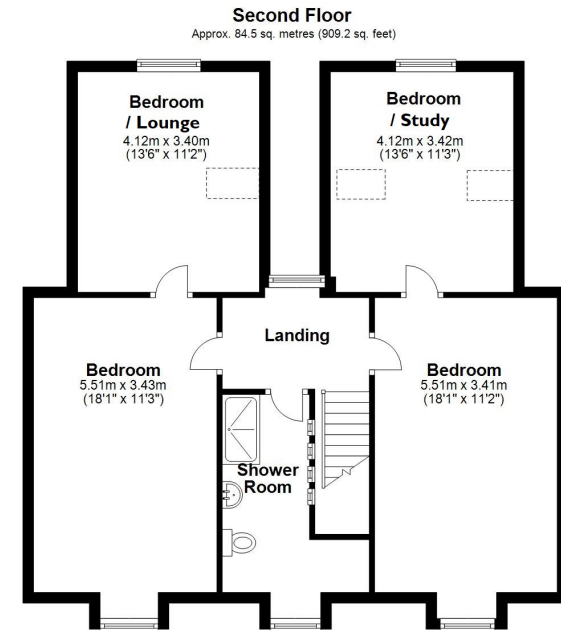
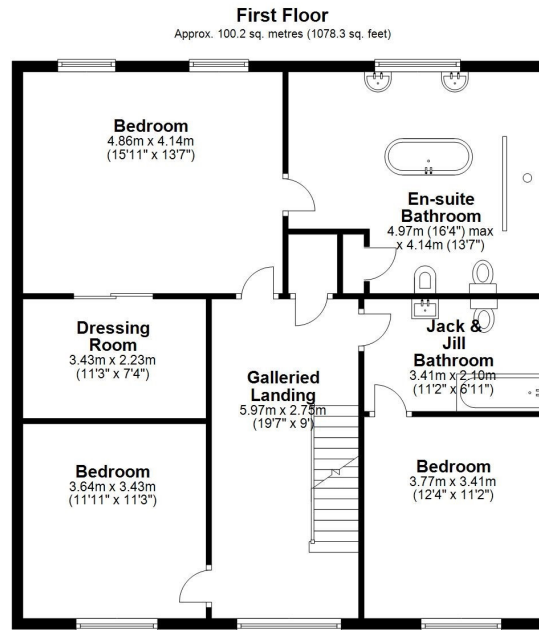
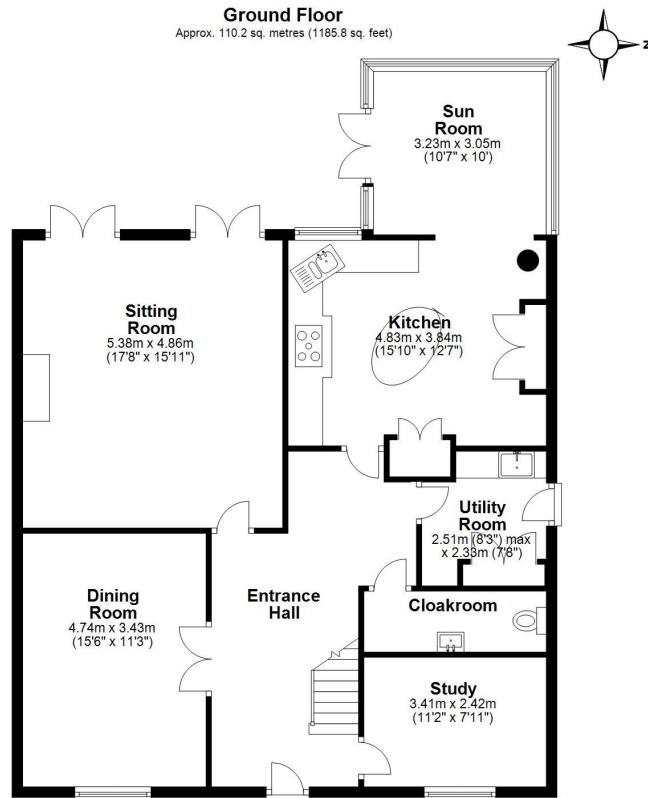
Tiled flooring, partially tiled walls, feature glass block wall, shower with sliding door, WC, sink with mixer tap, tiled vanity surface, window to front with shutters, ceiling spotlights.

Bedroom Five

Carpeted flooring, spacious size, ceiling light fixture, window to front with shutters, door to bedroom seven.

Bedroom / Lounge

Carpeted flooring, window to garden, velux window, ceiling spotlights, currently being used as lounge.



28 Vermont Crescent
Price: Offers Over £975,000 Freehold

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Total area: approx. 294.8 sq. metres (3173.4 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	73 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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