



Redan Street, Ipswich, Suffolk, IP1 3PQ

Guide Price £530,000 Freehold

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# Redan Street, Ipswich, Suffolk, IP1 3PQ.

## DESCRIPTION

A most beautiful circa 1875, four storey, four bedroom townhouse with a south facing garden and detached, fully equipped studio perfect for those working from home. Pleasantly set to the North side of the town, Redan Street is a sought after location, in a quiet Conservation Area with easy access to the towns facilities, amenities, mainline railway station with links to London's Liverpool Street, Christchurch Park and Ipswich School. There are extraordinary views across Ipswich from the top of the house.

The accommodation is light and airy, beautifully presented retaining charming Victorian and character features including cast iron fireplaces, sash and bay windows, stained glass windows and a fabulous quarry tiled entrance. The property boasts a large open plan sitting room, a lovely room with bi-fold doors flowing out onto the sunny decking, elevated from the private gardens and studio beneath. The master bedroom and bathroom are of a generous size and the basement level provides the kitchen, pantry and dining room providing another entertaining space.

Working from home? Installed by SMART' based locally in Thurston, this quality detached studio measuring approx 17'6" x 10'5" is fully insulated with power and wifi connected, the perfect space to work or relax.

## THE ACCOMMODATION COMPRISES:

### STORM ENTRANCE PORCH

An attractive pillared entrance with quarry tiled pathway and steps lead up to the stained glass front door set beneath the storm porch with light above. Decorative railings and brick walls enclose the small front garden which is largely shingled with stocked beds plus mature trees.

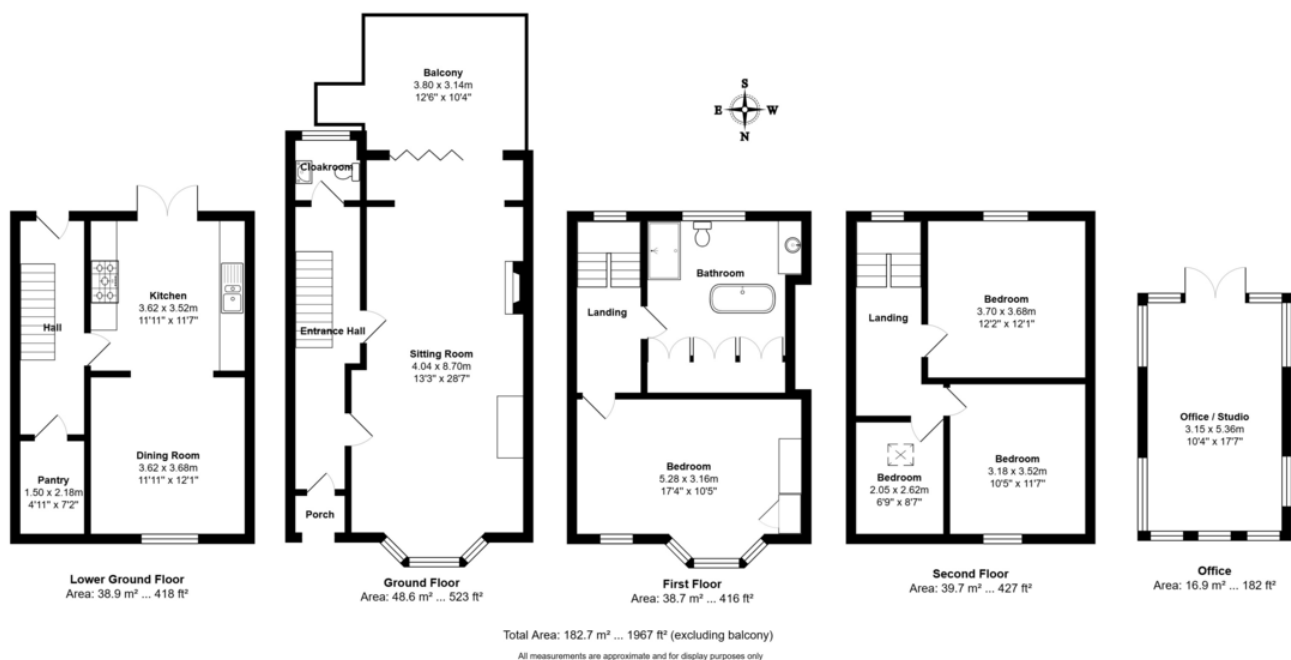
### ENTRANCE HALL

Approx 21' 9" x 4' 11" (reducing to 3'11") (6.63m x 1.5m)  
A light spacious entrance with tiled flooring, radiator, Hive heating control and staircases to first and basement floors.

### SITTING ROOM

Approx 28' 7" x 13' 3" (8.71m x 4.04m)  
A flexible room providing two separate areas or one large sitting room both with radiators, sash bay window to front elevation, cast iron fireplace with oak mantel and tiled hearth, fitted bookshelves and bi-folding doors with remote control blinds lead out to the balcony.





### BALCONY

Approx 12' 6" x 10' 4" (3.81m x 3.15m)

Decked and elevated providing views and a pleasant space to dine or relax. External stairs to the lower level garden and studio.

### CLOAKROOM

Approx 4' 11" x 3' 9" (1.5m x 1.14m)

Fitted white suite comprising wash hand basin and low level w.c., tiled splash backs, wall panelling and frosted double glazed window to rear elevation.

### STAIRCASE TO BASEMENT LEVEL

#### HALLWAY

Tiled floor, door to pantry, kitchen and new double glazed doors to outside.

### PANTRY CUPBOARD

Approx 4' 11" x 7' 1" (1.5m x 2.16m)

Door concealing a good size shelved pantry storage cupboard with power connected.

### KITCHEN

Approx 11' 11" x 11' 7" (3.63m x 3.53m)

Fitted with a range of wall and base units providing plentiful storage, under counter lighting, worktops and tiled splashbacks, tiled flooring, fitted water softener, space for washing machine, one and half butler sink with mixer tap, upright Samsung refrigerator/freezer and Rangemaster Toledo cooker with extractor fan. New double glazed double French doors lead out to the covered dining area, gardens and studio beyond.

### DINING ROOM

Approx 11' 11" x 12' 1" (3.63m x 3.68m)

Perfect for dining set off the kitchen with bay window to front, two radiators and cast iron fireplace with wooden mantel over.

### ON THE FIRST FLOOR

#### LANDING

Window to rear elevation offering roof top views and doors to:

#### MASTER BEDROOM

Approx 17' 4" x 10' 5" (5.28m x 3.18m)

A generous room with bay window plus further sash to front elevation, radiator, shelved storage cupboard and cast iron fireplace.

#### BATHROOM

10' 9" x 10' 1" (3.28m x 3.07m) (excluding storage cupboard space)

Of a generous size, with a fitted suite comprising deep free standing bath with floor mounted mixer tap, Mira shower cubicle, circular wash hand basin set into a storage unit with granite worktop, and low level w.c. Tiled splashbacks, radiator, one wall of built-in storage cupboards, hot water tank and double glazed window to rear offering roof top views.

### ON THE SECOND FLOOR

#### LANDING

Access to small boarded loft space and doors to:

#### BEDROOM TWO

Approx 12' 2" x 12' 1" (3.71m x 3.68m)

Dormer window to rear elevation with reduced head height either side, radiator cast iron fireplace and far reaching roof top views.

#### BEDROOM THREE

Approx 11' 7" x 10' 5" (3.53m x 3.18m)

Dormer window to front elevation with reduced head height wither side, radiator and cast iron fireplace.

## BEDROOM FOUR

Approx 8' 7" x 6' 9" (2.62m x 2.06m)

Velux window with partly sloped ceiling and radiator.

## OUTSIDE

Privately accessed via secured gate at the rear of the plot, the rear garden has been thoughtfully designed creating many pretty areas to enjoy. The area underneath the balcony provides a shaded al fresco dining area beautifully surrounded with mature trees and planting. There is a water tap by the kitchen, a cupboard housing the Valliant boiler. There is additional storage space behind the studio. An external staircase leads up to the ground floor level where a secured balcony provides a decked seating area connecting to the main sitting room.

## STUDIO

Approx 17' 7" x 10' 4" (5.36m x 3.15m)

Installed by SMART based in Thurston. This detached insulated studio is a fantastic addition to the home providing a large work space, set on its own fuse box and supply. There is currently wifi connected, the windows are double glazed, power connected, two radiators and there is spotlighting.

## SERVICES

We understand mains water, gas, electric and drainage are connected.

## COUNCIL TAX

Ipswich Borough Council tax band D.

## NEARBY SCHOOLING

Ipswich School, St Matthews C of E Primary, Handford Hall Primary and St Margaret's.

Westbourne Academy, Stoke High School and Chantry Academy.

Redan Street IPSWICH IP1 3PQ	Energy rating <b>E</b>	Valid until: 3 December 2034 Certificate number: 2517-6157-9011-6311-8904
Property type	Mid-terrace house	
Total floor area	174 square metres	

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	54 <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



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