



Connells

Thistledown Crescent
Ipswich

Thistledown Crescent Ipswich IP1 6FF

for sale
£500,000



Property Description

Located on the desirable Thistledown Crescent in the modern development of Henley Gate, an internal viewing is highly recommended for this immaculately presented executive style detached family home. The spacious accommodation comprises of a spacious lounge, a beautiful kitchen/ dining area, utility room, study, ground floor cloakroom and first floor family bathroom, four double bedrooms, en-suites to bedrooms one and two, front and a large rear garden. Garage and ample off-road parking, EV charging point and solar panels.

The property is just a short drive to Ipswich town centre which has an extensive range of shops, bars and restaurants. A mainline railway station offering direct links into London Liverpool street, Norwich, Cambridge and many more. There are great road links for easy access to the A 12 and A 14 within close proximity, primary and secondary schools, Ipswich sports club and many local amenities at the firecroft or dales road shops including a bakers, post office and co-operative.

Entrance Hall

Accessed via double glazed entrance door, upvc double glazed window to front, stairs rising to the first floor with storage space under, smooth ceiling, radiator, storage cupboard housing solar panel controls and doors giving access to:

Cloakroom

Low-level w/c, pedestal wash hand basin, part tiled walls, tiled floor, smooth ceiling with spotlighting, extractor fan and radiator.

Lounge

16' 2" x 11' 6" (4.93m x 3.51m)
Upvc double glazed window to front, radiator and smooth coved ceiling.

Open Plan, Kitchen Diner

27' 10" x 10' 5" (8.48m x 3.17m)

Dining Area

Upvc double glazed double doors giving access to the rear garden, luxury tiled flooring, smooth ceiling and radiator.

Kitchen Area

Upvc double glazed window to rear, built-in double oven, built-in fridge, built-in freezer, luxury tile flooring, five burner gas hob with stainless steel splash back and extractor hood over, built-in dishwasher, water softener, radiator, 1 1/2 bowl sink with mixer tap inset in roll edge work surfaces with cupboards and drawers under and matching above and door giving access to:

Utility Room

Space and plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled floor, roll edge work surfaces, smooth ceiling with extractor fan and radiator.

Study

10' 8" x 8' 7" (3.25m x 2.62m)
Upvc double glazed window to front, radiator and tiled flooring.

First Floor Landing

Smooth ceiling giving loft access, airing cupboard, radiator and doors giving access to:

Bedroom One

13' 10" Max x 12' 5" Max (4.22m Max x 3.78m Max)

Upvc double glazed window to front, smooth ceiling, radiator, range of built-in wardrobes and door giving access to:

En-Suite

Upvc double glazed window to front, fully tiled double shower cubicle with independent shower over, en-closed w/c, vanity wash hand basin, shaver point, heated towel rail, smooth ceiling with inset spotlights and extractor fan.

Bedroom Two

15' 6" Max x 11' 7" Max (4.72m Max x 3.53m Max)

Upvc double glazed window to front, radiator, smooth ceiling and door giving access to:

En-Suite

Upvc double glazed window to side, double shower cubicle with independent shower over, low-level w/c, pedestal wash hand basin with mixer tap, heated towel rail, tiled flooring, tiled walls, extractor fan and smooth ceiling with inset spotlighting.

Bedroom Three

13' x 8' 10" (3.96m x 2.69m)

Upvc double glazed window to rear, smooth ceiling and radiator.

Bedroom Four

11' 4" x 8' 1" (3.45m x 2.46m)

Upvc double glazed window to rear, radiator and smooth ceiling.

Family Bathroom

Upvc double glazed window to rear, enclosed w/c, wash hand basin with mixer tap, shaped and panel bath with mixer tap and shower attachment, tiled walls, smooth ceiling with inset spotlighting, heated towel rail and tiled flooring.

Outside

To the front of the property there is a lawn and shrub decorative area with a pathway leading to the entrance door. There is an EV charging point and a block paved drive providing off-road parking for several vehicles in turn leading to the garage. There is gated side access to the rear garden and the rear garden commences with a paved patio area with the remainder laid to lawn. There is also a side courtyard which gives access to the front.

Garage

20' 1" x 10' 6" Max (6.12m x 3.20m Max)

Up and over door and power and light.





Ground Floor



First Floor

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

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EPC Rating: B Council Tax
 Band: D

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Tenure: Freehold



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