



**2 Cranfield Park
Burstall, Suffolk**

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2 Cranfield Park, Burstall, Ipswich, Suffolk, IP8 3DT

Burstall is a pretty village located in attractive countryside, set around the 14th century St. Mary's Church. The village is accessed via the A1071 between Ipswich (four miles distant) and Hadleigh (9 miles). The county town of Ipswich offers rail services to London's Liverpool Street Station which are scheduled to take just over an hour. The A12 and A14 are within a few miles and provide easy access to Cambridge and the Midlands to the west and to Colchester and London to the South.

A five bedroom (one en-suite) detached property enjoying a village location, situated on a private road of individual properties on the outskirts of the village. Set well back with a long drive way the property sits centrally within its generous plot. The accommodation is spacious with a versatile layout that make the best of the south facing rear aspect. The accommodation comprises, sitting room, dining room, kitchen leading to garden room, utility, five first floor bedrooms with en-suite to master and an additional bedroom and en-suite above the garage.

A well-presented five bedroom (one en-suite) detached property arranged via three ground floor reception rooms with further benefits including a detached double garage with ancillary accommodation above, ample private parking and south facing rear gardens.

Double wooden doors with arch glazed top opening to:

ENTRANCE HALL: 10' 8" x 8' 0" (3.25m x 2.43m) With tiled flooring throughout, two storage cupboards, window to front and side and steps to hallway. Door to:

STUDY: 11' 4" x 8' 0" (3.46m x 2.43m) With coving and window to front affording views across the front gardens.

HALLWAY: 18' 6" x 8' 9" (5.65m x 2.66m) An expansive entrance hall with staircase off rising to first floor and window to front. Doors opening to:

SITTING ROOM: 26' 1" x 14' 7" (7.95m x 4.45m) A generously proportioned reception room with large bay window to front and sliding doors to rear affording views across the rear gardens. The focal point of the room is a brick fireplace with wood burning stove and tiled hearth. Wall and ceiling lighting throughout.

DINING ROOM: 14' 8" x 12' 10" (4.47m x 3.92m) With window range to rear affording views across the rear gardens, ample space for a large dining table and associated furniture.

KITCHEN: 15' 10" x 12' 10" (4.82m x 3.90m) Fitted with a matching range of dual colour gloss base and wall mounted units with Maia preparation surfaces over and drawers. Double sink unit and drainer to side and mixer tap above. Fitted appliances include a Neff double oven, fridge, dishwasher and four ring Neff hob with extraction hood above. Island unit with deep pan drawers and Maia preparation surfaces above, window to side and tiled flooring throughout. Leading to:

GARDEN ROOM: 15' 11" x 13' 7" (4.86m x 4.15m) A welcoming room with windows to sides and bi-folding doors to rear opening to the rear gardens.

UTILITY ROOM: 11' 9" x 11' 6" (3.59m x 3.50m) Fitted with a range of units with preparation surfaces above and butler sink. Space and

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plumbing for washing machine/dryer, coving and tiled flooring throughout. Doors to front and rear and separate door leading to annexe.

CLOAKROOM: Fitted with modern WC, wash hand basin set within a vanity unit with monobloc mixer tap above and drawers. Radiator and vinyl flooring throughout.

First floor

GALLERIED LANDING: With window to front and coving. Doors to.

MASTER BEDROOM: 15' 1" x 14' 8" (4.46m x 4.60m) With window to rear affording views across the gardens and range of fitted wardrobes with hanging rails and useful fitted shelving. Door opening to:

EN-SUITE BATHROOM: 9' 2" x 7' 7" (2.80m x 2.30m) Principally tiled and fitted with WC, wall mounted wash hand basin with mixer tap above. Panel bath with shower attachment above, separate cubicle with Aqualisa shower and wall mounted heated towel radiator. Tiled flooring throughout and window to rear.

BEDROOM 2: 15' 10" x 11' 11" (4.82m x 3.62m) With window to rear affording views across the rear gardens and two built in double wardrobes.

BEDROOM 3: 14' 8" x 12' 10" (4.46m x 3.91m) With window to front affording views across the gardens and two built in double wardrobes.

BEDROOM 4: 12' 10" x 10' 8" (3.92m x 3.25m) With window to rear affording views across the rear gardens and built in double wardrobe.

BEDROOM 5: 10' 9" x 10' 9" (3.28m x 3.27m) With bay window to front.

FAMILY BATHROOM: 11' 11" x 5' 10" (3.62m x 1.77m) Partly tiled and fitted with close coupled WC, pedestal wash hand basin with mixer tap above. Panel bath and separate shower enclosure. Window to front and radiator.

ANNEXE BEDROOM (accessed via utility room): 13' 9" x 12' 5" (4.19m x 3.78m) Situated above the garage with built in storage cupboard, window to side and skylight window to rear. This room is ideally suited as a guest bedroom.

EN-SUITE SHOWER: Fitted with close coupled WC, pedestal wash hand basin and separately screened shower and skylight window to rear.

Outside

The property is situated on Cranfield Park and is approached via a gravel driveway and lawns to front. Access is provided to the:

DOUBLE GARAGE: 20' 10" x 17' 9" (6.34m x 5.42m) With up and over doors to front, windows to rear and personnel door to side. Light and power connected.

The expansive gardens are laid to lawn with established shrub borders and beds. There is a decked terrace to rear ideally placed to enjoy the south facing rear gardens. To the rear of the garden there is a further garage/workshop with access onto the rear lane.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. LPG fired heating, private drainage via Klargester. **NOTE:** None of these services have been tested by the agent.

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EPC RATING: E. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///laughs.exhale.ship

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** G.

BROADBAND: Up to 80Mbps (Source Ofcom).

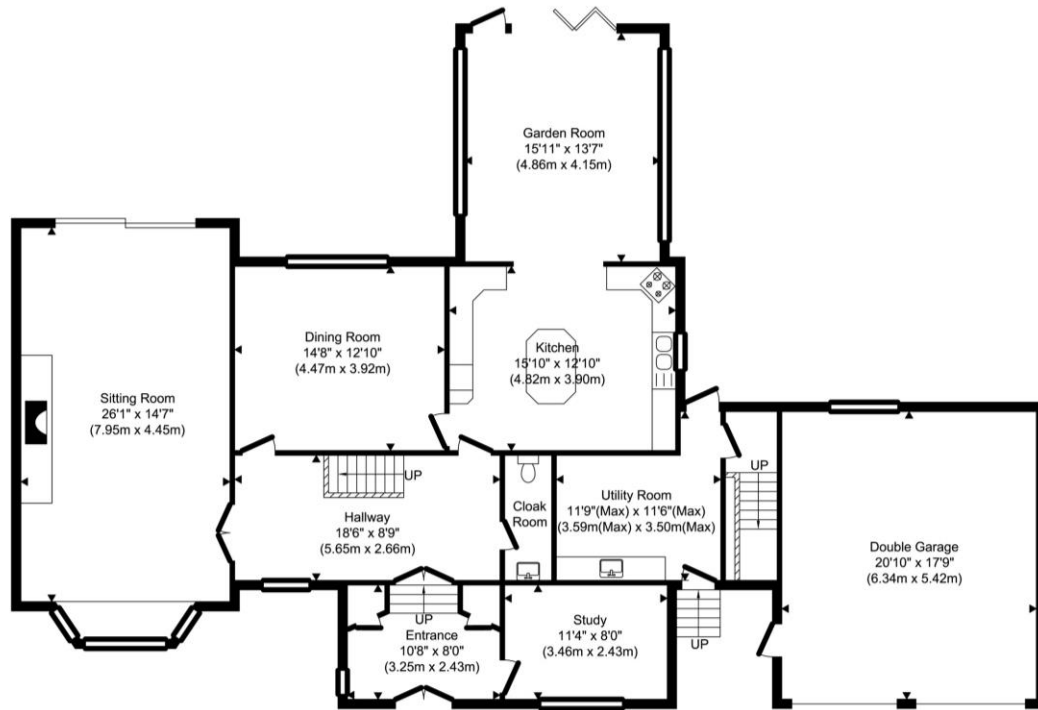
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

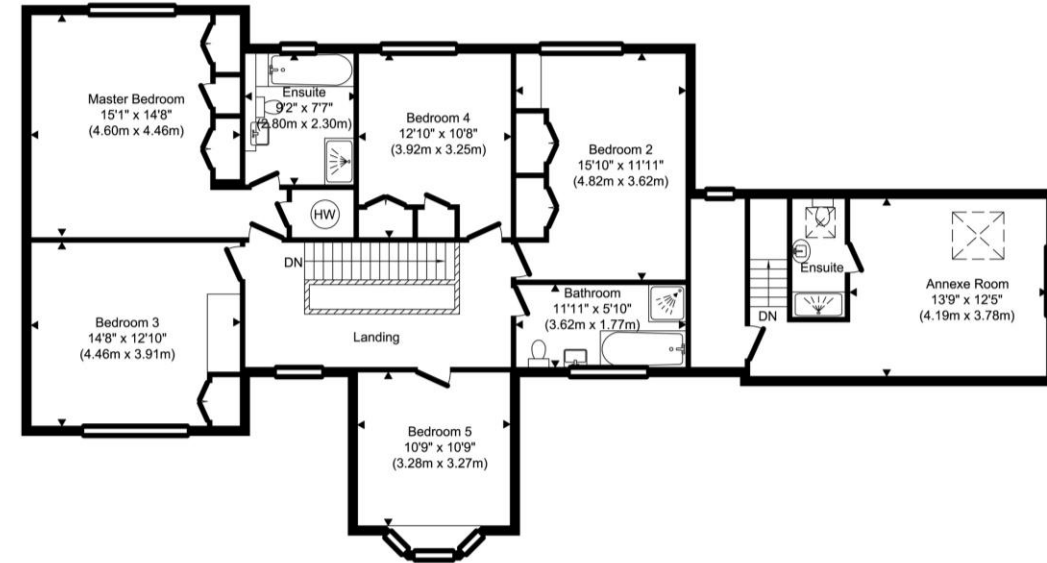
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Ground Floor
Approximate Floor Area
1927.38 sq. ft.
(179.06 sq. m)



First Floor
Approximate Floor Area
1511.57 sq. ft.
(140.43 sq. m)

TOTAL APPROX. FLOOR AREA 3438.96 SQ.FT. (319.49 SQ.M.)
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