



Burdock Crescent, Ipswich, IP1 6FH

welcome to

Burdock Crescent, Ipswich

This well-presented, end-terraced home boasts two large double bedrooms, an upgraded kitchen, a ground floor cloakroom, a first floor bathroom, an en suite, walk in wardrobe and built in wardrobe to the master bedroom, a fully South facing landscaped rear garden and two allocated parking spaces.



Agents Note:

Please note there is an annual Service Charge of £134 payable to Premier on this property.

Entrance Hall

16' 7" x 4' 6" (5.05m x 1.37m)

Stylish entrance hall with Amtico wood effect flooring, an understairs storage space, one radiator and an airing cupboard.

Cloakroom

5' 4" x 2' 8" (1.63m x 0.81m)

Low level WC, pedestal wash hand basin, Amtico wood effect flooring, one radiator and extractor fan.

Lounge

13' 8" x 11' 8" (4.17m x 3.56m)

Beautiful, bright, South facing lounge with double glazed windows to the rear, French doors leading to the garden, Amtico wood effect flooring, TV point, one radiator and a feature panelled wall.

Kitchen/Diner

15' 9" x 7' (4.80m x 2.13m)

Beautifully presented kitchen/diner with ample space for a table and chairs, double glazed window to the front with views over woodland, fitted benches either side of the table space, acoustic feature wall panelling, Amtico wood effect flooring throughout, spot lights, down lighters, a range of eye and base level handle less units in light grey with quartz worktop surfaces, an inset sink plus drainer and chrome mixer tap, an integrated oven with gas hob and extractor hood and an integrated dishwasher, washer dryer and fridge/freezer.

First Floor Landing

Carpet flooring and loft hatch.

Master Bedroom

12' x 10' 2" (3.66m x 3.10m)

Double glazed window to the rear, carpet flooring, one radiator, TV point, a walk in wardrobe and an additional built in sliding mirrored double wardrobe,

En Suite

8' x 3' 3" (2.44m x 0.99m)

Double shower with glass enclosure, tiled splashback, low level WC, pedestal wash hand basin, white heated towel rail, part tiled walls, part tiled flooring, extractor fan, spot lights and shaver point.

Bedroom Two

13' 8" x 8' 2" (4.17m x 2.49m)

Double glazed window to the front, carpet flooring, one radiator and a built in wardrobe.

Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

Enclosed WC with a stainless steel flush, matching wash hand basin, tiled splashback, a bath with overhead shower and glass screen, a white heated towel rail, tiled flooring, part tiled walls, spot lights, extractor fan and shaver point.

Outside:**Front Garden**

A block paved driveway providing two allocated parking spaces, a walkway leading to the front door and a side access gate leading to the rear garden.

Rear Garden

Fully South facing, landscaped rear garden with an L shaped wraparound patio seating area, an artificial grass area, a shed to the rear, a side access gate and an outside tap and light.



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welcome to

Burdock Crescent, Ipswich

- Two large double bedrooms
- Ground floor cloakroom, first floor bathroom & en suite
- Upgraded kitchen
- Fully South facing landscaped rear garden
- Two allocated parking spaces to the front

Tenure: Freehold EPC Rating: B

offers in excess of

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119613 - 0003

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