



Cranfield Park, Burstall, Ipswich, IP8 3DT

welcome to

Cranfield Park, Burstall, Ipswich

With over 3000 sq ft of usable accommodation, this property is offered for sale with a COMPLETE ONWARD CHAIN!



Agents Notes:

**It is our understanding that the property is not registered at the Land Registry, which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

**Please note this property has a Klargester sewage system.

Entrance Porch

10' 9" x 9' 4" (3.28m x 2.84m)

Beautiful entry way with vaulted ceilings, triple glazed windows to the side and front, creating an illusion of space, tiled flooring, one radiator, two coat cupboards and double doors leading to the hall.

Entrance Hall

18' 9" x 8' 7" (5.71m x 2.62m)

Stylish hall way with triple glazed windows to the front, double doors leading to the lounge and porch, carpet flooring and one radiator.

Cloakroom

8' 9" x 3' 9" (2.67m x 1.14m)

Enclosed WC, a vanity sink, extractor fan and spot lights.

Lounge

26' 6" x 14' 6" (8.08m x 4.42m)

Spacious lounge, perfect for large families and entertaining, boasting a triple glazed box bay window to the front, sliding doors leading out to the generous rear garden, carpet flooring, two radiators, a central exposed chimney breast with a fitted multi fuel burner, double doors leading to the hall, TV point and wall hung lights.

Dining Room

14' 8" x 13' 1" (4.47m x 3.99m)

Triple glazed window to the rear with beautiful views across the rear garden, carpet flooring and one radiator.

Kitchen/Diner/Snug

30' 4" x 13' 1" (9.25m x 3.99m)

Large, extended, open plan room is perfect for socialising and hosting dinner parties, boasting bi-fold doors leading to the rear garden, vaulted ceilings, triple glazed windows to the side and rear, tiled flooring throughout, spot lights, one radiator and ample space for a table and chairs. The kitchen itself benefits from eye

and base level units in high gloss with quartz worktop surfaces, a double sink plus drainer and chrome mixer tap, tiled splashback throughout, an integrated dishwasher, fridge/freezer and double oven with gas hob and extractor hood,

Utility

11' 5" x 8' 8" (3.48m x 2.64m)

Doors leading to the rear garden and to the front, one radiator, tiled flooring, a fitted butler sink with worktop, an extractor fan, space for a fridge/freezer, tumble dryer and washing machine and a door leading up to the annex bedroom.

Study

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

Triple glazed window to the front, with excellent views across the front driveway, carpet flooring, one radiator and ample space for a desk set up.

Bedroom Six/Annex Bedroom

21' 3" max x 12' 9" (6.48m max x 3.89m)

Situated above the garage with triple glazed windows to the side, a Velux window, carpet flooring, one radiator and a storage cupboard. This room would make the perfect annex bedroom as it is separate to the main house, with a separate staircase for entry, via the utility room.

Bedroom Six En Suite

9' 4" x 3' (2.84m x 0.91m)

A Velux window, wood effect flooring, low level WC, pedestal wash hand basin, a shower with glass enclosure, part tiled walls, extractor fan and spot lights.

Landing

Gallery style, wraparound landing with a banister, one radiator, carpet flooring and double glazed window to the front.

Master Bedroom

18' 5" max x 15' 1" (5.61m max x 4.60m)

Stunning master bedroom with triple glazed window to the rear, with beautiful views across the rear garden, carpet flooring, five built in wardrobes, one radiator, loft hatch and a door leading to the en suite.

En Suite

9' 2" x 7' 6" (2.79m x 2.29m)

An enclosed WC with matching wash hand basin, a bath with shower attachment, a large shower with glass enclosure and Aqualisa shower attachment, part tiled walls, tiled flooring, chrome heated towel rail, spot lights and double glazed window to the rear.

Bedroom Two

16' 2" x 12' (4.93m x 3.66m)

Triple glazed window to the rear, carpet flooring, one radiator, quad built in wardrobe and a fitted desk.

Bedroom Three

14' 7" x 13' (4.45m x 3.96m)

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

Bedroom Four

12' 8" x 10' 7" (3.86m x 3.23m)

Triple glazed window to the rear, carpet flooring, one radiator and a triple built in wardrobe

Bedroom Five

10' 9" x 10' 7" (3.28m x 3.23m)

Triple glazed bay window to the front, carpet flooring and one radiator. This room is currently used as an additional study.

Bathroom

11' 9" x 5' 9" (3.58m x 1.75m)

Low level WC, pedestal wash hand basin, a bath, a shower with glass enclosure, shaver point, part tiled walls and triple glazed window to the front.

Outside:**Double Garage**

21' 5" x 17' 9" (6.53m x 5.41m)

Two triple glazed windows to the rear, up and over doors and a covered porch to entry, light and power.

Front Garden

A large shingle driveway providing ample off street parking, with hedging to the side, a lawned area with curved borders, outside lights, a block paved pathway leading to the front door and a side access gate.



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welcome to

Cranfield Park, Burstall, Ipswich

- Over 3000 sq ft of usable accommodation
- Six large double bedrooms
- Modern fitted kitchen/diner/snug with bi-folds
- Dual aspect lounge with multi-fuel burner & doors to the garden
- South-West facing rear garden

Tenure: Freehold EPC Rating: E

£950,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
IPS119755 - 0004

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