



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. The property is situated in a quiet location with woodland views.

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.



view this property online williamhbrown.co.uk/Property/IPS120283



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

Council Tax Band: C

offers in excess of

£285,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/IPS120283



Property Ref:
IPS120283 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01473 226101



ipswich@williamhbrown.co.uk



16-18 Wolsey House, Princes Street, IPSWICH,
Suffolk, IP1 1QT



williamhbrown.co.uk