

Burke Close, Ipswich, IP1 6NW

Guide Price £300,000 Freehold

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Part of the Your Ipswich Group

# Burke Close, Ipswich, IP1 6NW

A great opportunity to purchase this 4 bedroom extended family home located to the North-West of Ipswich close to local shops, schools and bus service, the property offers the opportunity to run your own business from home with independent separate entrance. arranged over two floors comprising entrance hall, sitting room, open plan kitchen/dining room with Wren kitchen, second reception room/work room, G/F cloakroom, stairs to 4 double bedrooms, en-suite to master and family bathroom, double glazed throughout, gas centrally heated, off road parking, good size South facing rear garden with spacious workshop. CALL TODAY TO BOOK YOUR APPOINTMENT.

## ENTRANCE HALL

LVT flooring, radiator with cover, stairs to first floor, cupboard under stairs, glazed door into sitting room and kitchen/dining/family room.

## LOUNGE

12' 5" x 11' (3.78m x 3.35m) Carpeted flooring, slimline radiator, double glazed window to front aspect.

## KITCHEN/DINING

22' 11" x 11' 10" (6.99m x 3.61m) LVT flooring, modern white glossy Wren kitchen with matching wall & base units with worktops, Bosch induction hob with extractor over, eye level electric oven & grill with warmer drawer under, inset sink & drainer with pull down mixer tap, integrated dish washer, space for fridge/freezer, breakfast bar, double glazed bi-fold doors out to entertaining area, double glazed window to rear aspect, glazed door through to second reception room/work room.

## RECEPTION/WORKROOM

15' x 10' (4.57m x 3.05m) Tile effect flooring, worktop, matching base units, separate front door, built in cupboard with plumbing for washing machine, slimline radiator, double glazed door to rear, door into cloakroom.

## CLOAKROOM

Low level WC, wash hand basin, chrome heated towel rail, double glazed window to rear aspect, tile effect flooring.

## STAIRS

Carpeted stairs and landing, loft hatch, doors to bedrooms and bathroom.

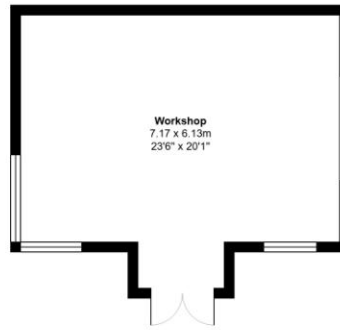
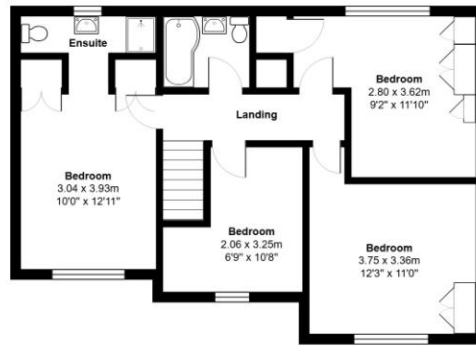
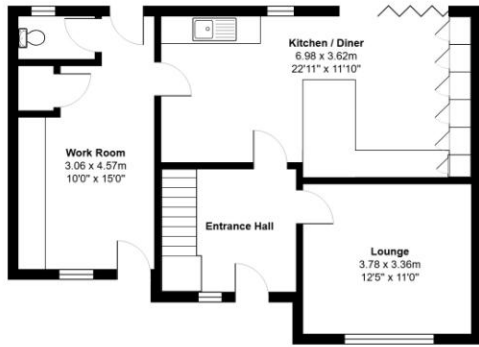
## BEDROOM 1

12' 11" x 10' (3.94m x 3.05m) Carpeted flooring double glazed window to front aspect, slimline radiator with mirror, built in wardrobes, 2 central doors opens to access into en-suite shower room.

## EN-SUITE

Low level WC, wash hand basin with storage under, shower cubicle, vanity mirror and storage shelf, double glazed window to rear aspect, extractor fan, vinyl floor tiles.





Total Area: 168.9 m<sup>2</sup> ... 1818 ft<sup>2</sup>

#### **BEDROOM 2**

12' 3" x 11' (3.73m x 3.35m) Double glazed window to front aspect, 2 door built in wardrobe, radiator.

#### **BEDROOM 3**

11' x 9' 2" (3.35m x 2.79m) Radiator, double glazed window to rear aspect, radiator, 4 door built in wardrobe plus further storage cupboard housing gas Baxi boiler.

#### **BEDROOM 4**

10' 8" max x 6' 9" max (3.25m x 2.06m) Laminate flooring, double glazed window to front aspect, radiator.

#### **BATHROOM**

Comprising low level WC, wash hand basing with storage cupboards under, bath with mixer shower attachment, radiator, double glazed window to rear aspect, vinyl floor tiles, PVC wall panels.

#### **WORKSHOP**

23' 6" x 20' 1" (7.16m x 6.12m) Double glazed doors and windows.

#### **OUTSIDE**

Block paved off road parking to front. good size South facing rear garden, great entertaining area including built in bar, paved area with built in seating, rear garden is mainly laid to lawn with flower & shrub borders, pathway leading to good size workshop, gardens all enclosed by fencing.

#### **SERVICES**

We understand all mains services are connected.

#### **COUNCIL**

Ipswich Borough Council, Band B (£1,919.75).

#### **NEAREST SCHOOLS**

Castle Hill infant & junior schools, Ormiston Endeavour Academy.

#### **DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)**

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser

connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

#### AGENT'S STAMP DUTY NOTE

Please be advised that as of the 1st of April 2025, the government is changing the stamp duty and land tax structure on all residential purchases, which may affect the cost of stamp duty and land tax for your property purchase.

As of the 1st of April 2025, stamp duty and land tax will become due on all residential purchases of £125,000 or more. First time buyers will be required to pay stamp duty and land tax on all purchases of £300,000 or more.

If you are purchasing a second home, you will also be required to pay an additional 5% stamp duty and land tax.

#### BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Energy performance certificate (EPC)			
Burke Close IPSWICH IP1 8NW	Energy rating <b>C</b>	Valid until:	9 May 2036
		Certificate number:	0953-1209-1006-4000-1400
Property type	End-terrace house		
Total floor area	128 square metres		



**VIEWING STRICTLY BY APPOINTMENT  
THROUGH YOUR IPSWICH LTD**

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