Charles Wright
PROPERTIES

Selling Properties the Wright Way



14 Burdock Crescent

Ipswich, IP1 6FH

Offers in excess of £500,000

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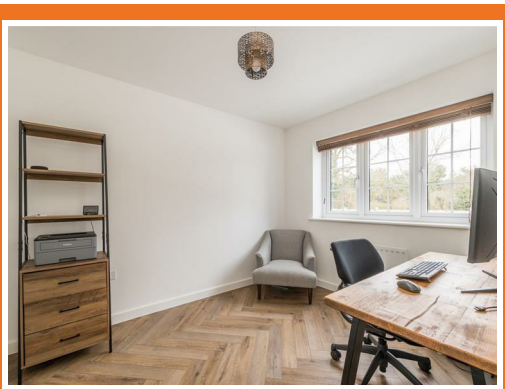
14 Burdock Crescent

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Description

An immaculate and beautifully presented four double bedroomed detached home with cladding creating a barn effect. This property is situated in a fantastic spot tucked at the far edge of the development overlooking a green which is rarely available. Inside the property has been tastefully finished with Herringbone flooring, good quality carpets and fixtures. The accommodation on the ground floor comprises of a spacious entrance hall, cloakroom, good sized sitting room, a study/playroom, impressive 27 ft kitchen/dining room with utility complimented by four bedrooms, two ensuites and a family bathroom on the first floor.

Location

The property is situated on the new Henley Gate development located just North of Ipswich and accessed via Henley Road. It is within easy walking distance to local shops and schools. The town centre is a short distance by car and offers a wide range of shopping and recreational amenities as well as the rejuvenated Water front and Marina. Ipswich's mainline railway station offers a fast and frequent rail service to London's Liverpool Street, journey time just over the hour.

Entrance hall

Double glazed door and window to front, doors to accommodation. Herringbone flooring and radiator.

Cloakroom

Double glazed window to side, low level wc, pedestal wash basin, Herringbone flooring and radiator.

Sitting room

16'02 x 11'07 (4.93m x 3.53m)

Double glazed window to front, radiator and carpet flooring.

Study

10'08 x 8'06 (3.25m x 2.59m)

Double glazed window to front, herringbone flooring and radiator.

Kitchen/dining room

27"10 x 10'05 (8.23m'3.05m x 3.18m)

Double glazed window and double doors to rear, Navy eye level and base units with quartz worktops and stainless steel sink, integrated fridge/freezer, integrated double oven, gas hob, integrated dishwasher, herringbone flooring and radiator.

Utility

5'08 x 5'03 (1.73m x 1.60m)

Double glazed door to side, kitchen units housing the boiler and space for the washing machine and tumble dryer, herringbone floor and radiator.

First floor landing

Doors to first floor accommodation, access to the loft which has been fully boarded, radiator and carpet flooring.

Bedroom one

13'11 x 12'04 (4.24m x 3.76m)

Double glazed window to front, built in double wardrobes, radiator and caret flooring.

Ensuite

7'09 x 4'09 (2.36m x 1.45m)

Double glazed window to front, walk in double

shower cubicle, pedestal wash basin, low level wc, heated towel rail and wood effect flooring.

Bedroom two
15'07 x 11'08 max (4.75m x 3.56m max)
Double glazed window to front, radiator and carpet flooring.

Ensuite
7'09 x 4'09 (2.36m x 1.45m)
Double glazed window to side, walk in double shower cubicle, pedestal wash basin, low level wc, heated towel rail and wood effect flooring.

Bedroom three
12'11 x 8'10 (3.94m x 2.69m)
Double glazed window to rear, radiator and carpet flooring.

Bedroom four
11'05 x 8'01 (3.48m x 2.46m)
Double glazed window to rear, radiator and carpet flooring.

Bathroom
7'04 x 7'00 (2.24m x 2.13m)
Double glazed window to rear, panelled bath with shower attachment, low level wc, pedestal wash basin, heated towel rail and wood effect flooring.

Outside and gardens
To the side of the property there is a cartlodge providing undercover parking plus additional off road parking to the side of this. The owners have recently carried out some work in the rear garden which include raised bed boarders to one side with decorative trees and a raised decking area in the corner creating a fantastic area for entertaining. The remainder of the garden is laid to lawn with a patio and hard standing for a shed. It is securely enclosed by fencing with a side gate and enjoys a southerly aspect.

Services
We understand mains gas, electric, water and drainage are connected to the property.

Tenure: Freehold
Epc rating: B
Council tax band: E
Estate charge: £300 annually





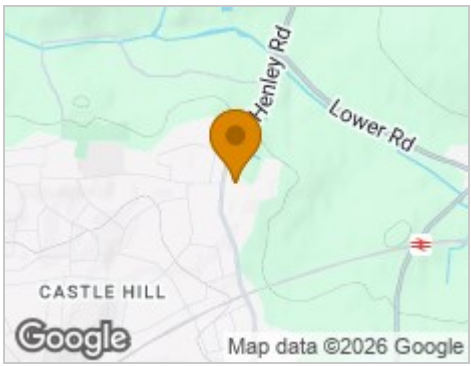

Road Map



Hybrid Map



Terrain Map



Floor Plan

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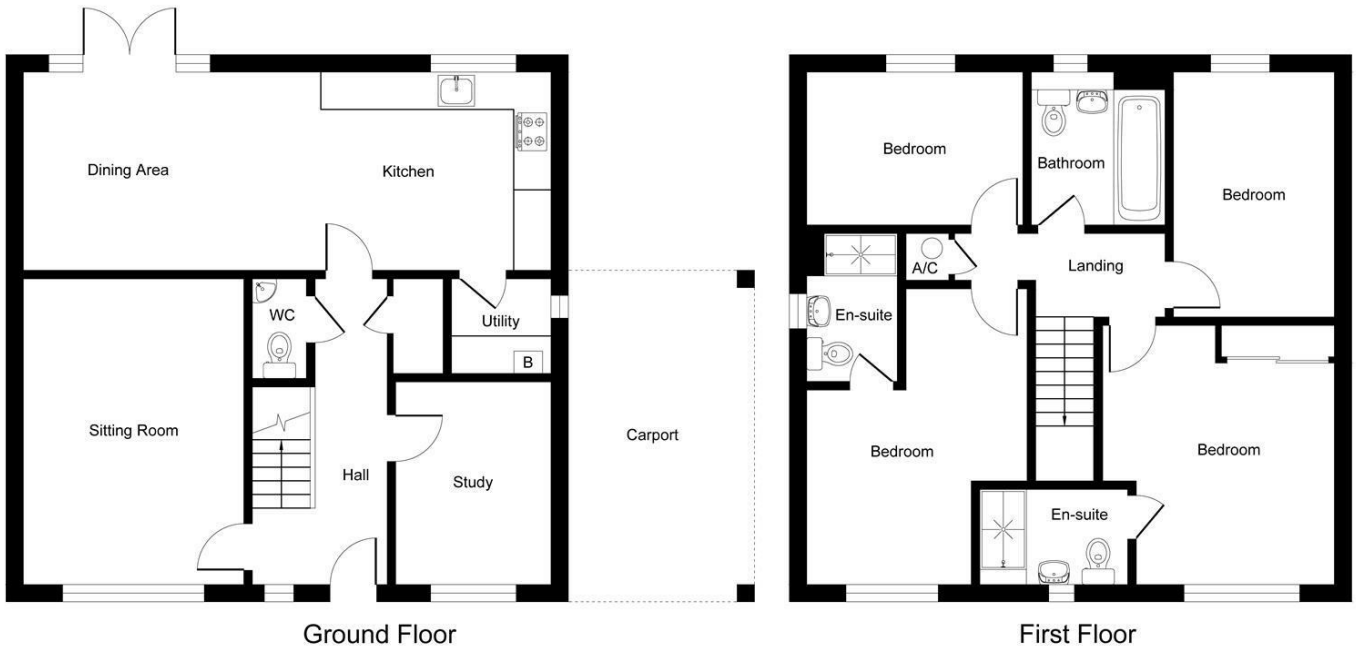
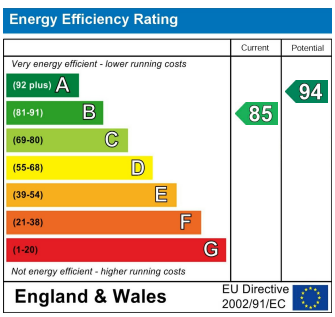


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Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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