

oakheart



£535,000

Offers Over

Burdock Crescent, Ipswich



Situated on the highly sought-after Henley Gate development, this beautifully presented FOUR DOUBLE BEDROOM DETACHED FAMILY HOME offers approximately 1,678 SQ. FT. of stylish accommodation and benefits from the REMAINDER OF THE NHBC WARRANTY.

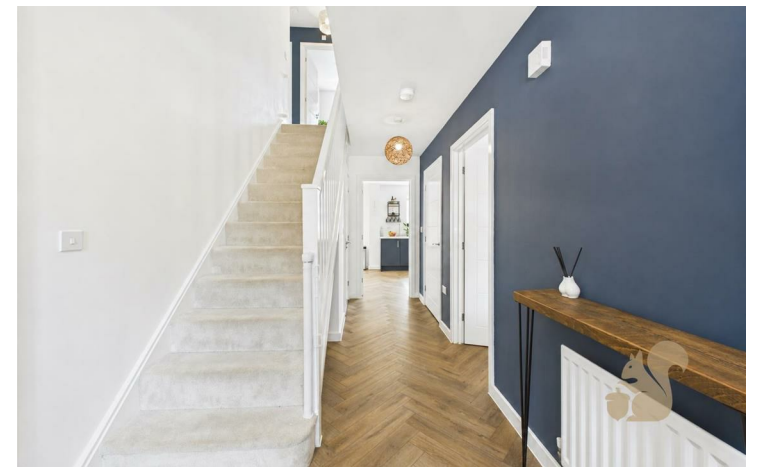
Designed with modern family living in mind, the property enjoys a spacious LIVING ROOM, a versatile STUDY ideal for home working, and an impressive 27FT OPEN PLAN KITCHEN/DINING ROOM fitted with contemporary units, integrated appliances and French doors opening

onto the rear garden. A separate UTILITY ROOM and GROUND FLOOR CLOAKROOM add further practicality, whilst attractive HERRINGBONE FLOORING flows throughout much of the ground floor.

Upstairs, the generous primary bedroom benefits from MIRRORED FITTED WARDROBES and a MODERN EN-SUITE SHOWER ROOM, with the second bedroom also enjoying its own EN-SUITE. Two further DOUBLE BEDROOMS are served by a contemporary family bathroom, creating an ideal layout for growing families.

Outside, the property enjoys an enclosed rear garden with a generous lawn and raised decking area, perfect for entertaining, together with a DOUBLE DRIVEWAY, CAR PORT and useful side access. The loft has also been PARTIALLY BOARDED, providing excellent additional storage.

Positioned within easy reach of local schools, amenities, countryside walks and excellent transport links into Ipswich town centre and the A14, this is a superb family home in a highly desirable location.











Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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