

Connells

Burdock Crescent
Ipswich

Burdock Crescent
Ipswich IP1 6FH

for sale
£425,000







Property Description

Built by Crest Nicholson, this attractive Romsey house type offers spacious and well presented accommodation
throughout, ideal for modern family living.
Situated within the highly desirable Henley Gate development, this beautifully presented four-bedroom detached home offers modern family living in an exceptional setting. Benefiting from spacious accommodation, a contemporary kitchen/diner, en-suite to the principal bedroom, carport and off-road parking, the property is perfectly suited to growing families.
Henley Gate is renowned for its stunning on-site country park, providing acres of green open space, walking routes, and recreational areas, while remaining conveniently located for Ipswich town centre, the A14, local schools, shops, and everyday amenities. Combining modern convenience with a picturesque environment, this is an excellent opportunity to acquire a family home in one of Ipswich's most sought-after developments.

Entrance Hall

Double glazed entrance door with matching side window, understairs storage cupboard, flooring, radiator, and doors leading to:

Cloakroom

Double glazed window to the side aspect, wash hand basin with mixer tap, low-level WC, radiator, and wood-effect flooring.

Utility Room

Fitted worktop with space and plumbing for a washing machine and tumble dryer, wood-effect flooring, and access to the cloakroom.

Lounge

Bright and welcoming reception room featuring a double glazed bay window to the front aspect, radiator, picture rail, pendant lighting, and flooring.

Kitchen/Diner

A superb open-plan family space fitted with a comprehensive range of matching wall and base units complemented by solid stone work surfaces. Features include an inset one-and-a-half bowl stainless steel sink with mixer tap and drainer, integrated fridge/freezer, dishwasher, double oven, and hob. Double glazed window and French doors open onto the rear garden, with recessed spotlights providing a modern finish. An ideal space for everyday family life and entertaining guests.

Landing

Carpeted landing with radiator, loft access, and doors leading to:

Bedroom One

A generously sized principal bedroom featuring a double glazed window to the front aspect, radiator, pendant lighting, decorative wall panelling, and a built-in double wardrobe with mirrored sliding doors. Door leading to:

En-Suite

Contemporary suite comprising a double shower enclosure, wash hand basin with mixer tap, low-level WC, heated towel rail, tiled flooring, part-tiled walls, recessed spotlights, extractor fan, and double glazed window to the side aspect.

Bedroom Two

Double glazed window, radiator, carpet flooring, and pendant lighting

Bedroom Three

Double glazed window to the front aspect, radiator, carpet flooring, and pendant lighting.

Bedroom Four

Double glazed window to the rear aspect, radiator, carpet flooring, and pendant lighting.

Family Bathroom

Well-appointed suite comprising panel-enclosed bath with mixer tap and handheld shower attachment, wash hand basin with mixer tap, low-level WC, recessed spotlights, extractor fan, and part-tiled walls.

Outside

Front Garden

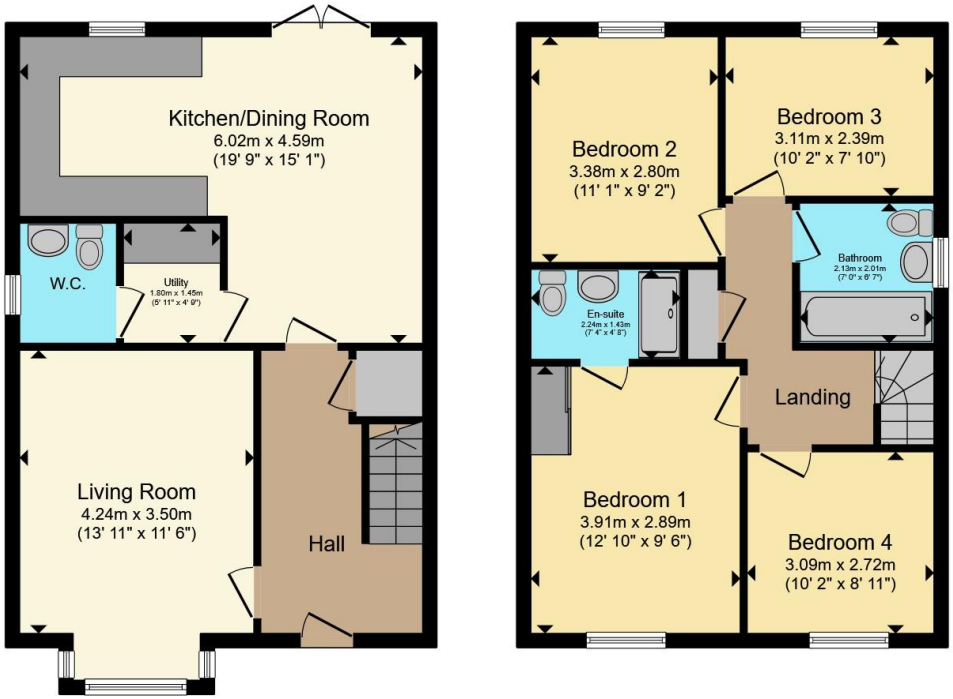
The property enjoys a low-maintenance front garden with pathway leading to the entrance door. To the side, there is ample off-road parking for approximately four to five vehicles, a sheltered carport, EV charging point, and gated access to the rear garden.

Rear Garden

A perfectly sized and versatile outdoor space featuring a patio seating area, outside tap, barked play area, pergola, garden shed, and side access leading back to the front of the property. Ideal for families and outdoor entertaining.







Ground Floor **First Floor**





Total floor area 108.8 m² (1,172 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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6 Princes Street
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EPC Rating: B

Council Tax Band: E

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Tenure: Freehold

The Property Ombudsman

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