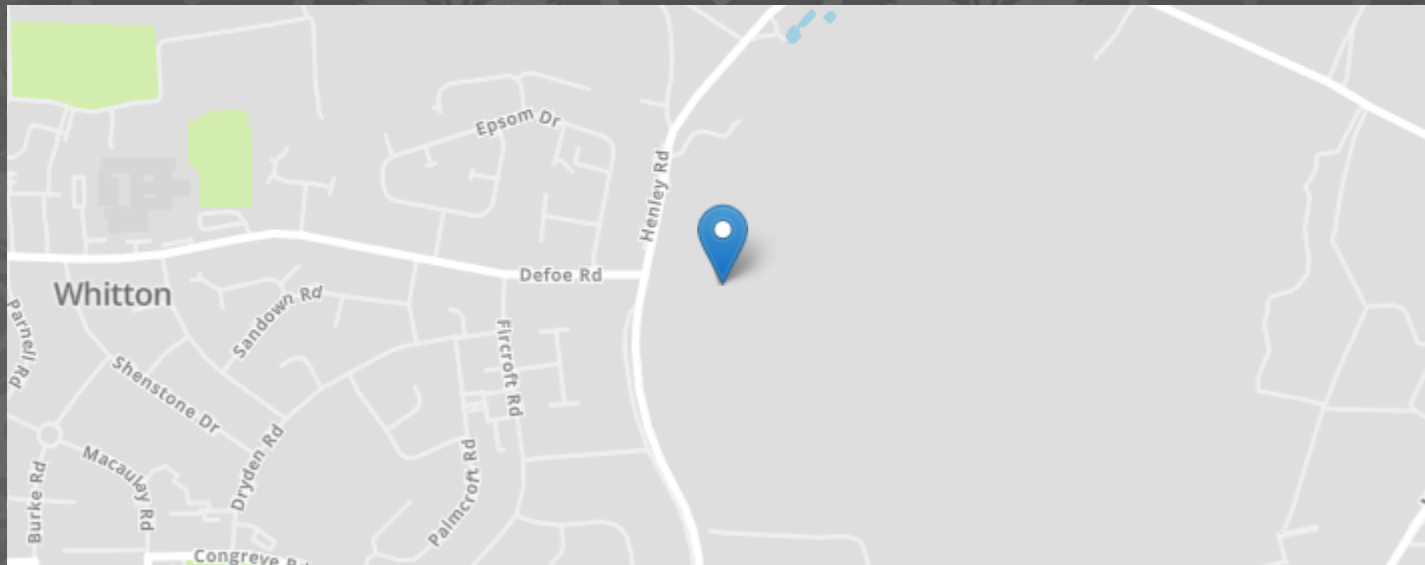


## Burdock Crescent, Ipswich



- OFF ROAD PARKING
- CAR PORT
- DETACHED
- GAS CENTRAL HEATING
- STUDY/PLAYROOM
- CHAIN FREE
- GARDEN
- DOUBLE GLAZED THROUGHOUT
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM

# MARKS & MANN

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# MARKS & MANN



## Burdock Crescent, Ipswich

We are delighted to be marketing this exceptionally well kept and well presented four bedroom detached home. Positioned in an ideal location on a quiet crescent but conveniently a short drive from amenities, schools and the A14.

Internally the property benefits from, on the ground floor: Entrance hall, study/playroom, living room, open plan kitchen/diner, utility room and w/c. To the first floor: Landing, bedroom one which benefits from an En-suite, bedroom two, bedroom three, bedroom four and the family bathroom. Externally the property benefits from off road parking for multiple vehicles plus the car port and an enclosed recently landscaped West facing garden to the rear which features patio space, lawn, raised flower beds and garden shed/storage.

The property also benefits from a boarded loft and is being sold chain free.

Call now to register your interest and arrange a private first hand viewing.

**£435,000**

# Burdock Crescent, Ipswich

# Burdock Crescent, Ipswich

## Entrance hall

Front door, under stair storage, radiator.

## Living room

3.30m x 4.79m (10' 10" x 15' 9")  
Double glazed French doors to rear aspect, radiator.

## Study/playroom

3.30m x 2.50m (10' 10" x 8' 2")  
Double glazed window to front aspect, radiator.

## Kitchen/diner

2.90m x 6.69m (9' 6" x 21' 11")  
Dual aspect window to front and rear aspect, ceiling spot lights, radiator, integrated double oven, extract fan/hood, integrated dishwasher, integrated fridge/freezer, sink/draining board.

## Utility

1.80m x 2.14m (5' 11" x 7' 0")  
Double glazed door to rear aspect, boiler, radiator.

## Cloakroom

Low level WC, basin, radiator, extractor fan.

## Landing

## Bedroom

3.55m x 4.34m (11' 8" x 14' 3")  
Double glazed window to front aspect, built in wardrobe, radiator.

## En-suite

Double glazed window to front aspect, shower cubicle, low level WC, basin, heated towel rail.

## Bedroom

3.00m x 3.05m (9' 10" x 10' 0")  
Double glazed window to rear aspect, radiator.

## Bedroom

3.35m x 2.92m (11' 0" x 9' 7")  
Double glazed window to front aspect, radiator.

## Bedroom

2.50m x 3.23m (8' 2" x 10' 7")  
Double glazed window to rear aspect, radiator.

## Bathroom

Double glazed frosted glass window to rear aspect, bath, shower, low level WC, basin, heated towel rail.

## Garden

Patio, lawn, garden shed x2, side access from front of the property.

## Front

Off road parking for multiple vehicles plus a car port, side access to rear garden.

## Disclaimer

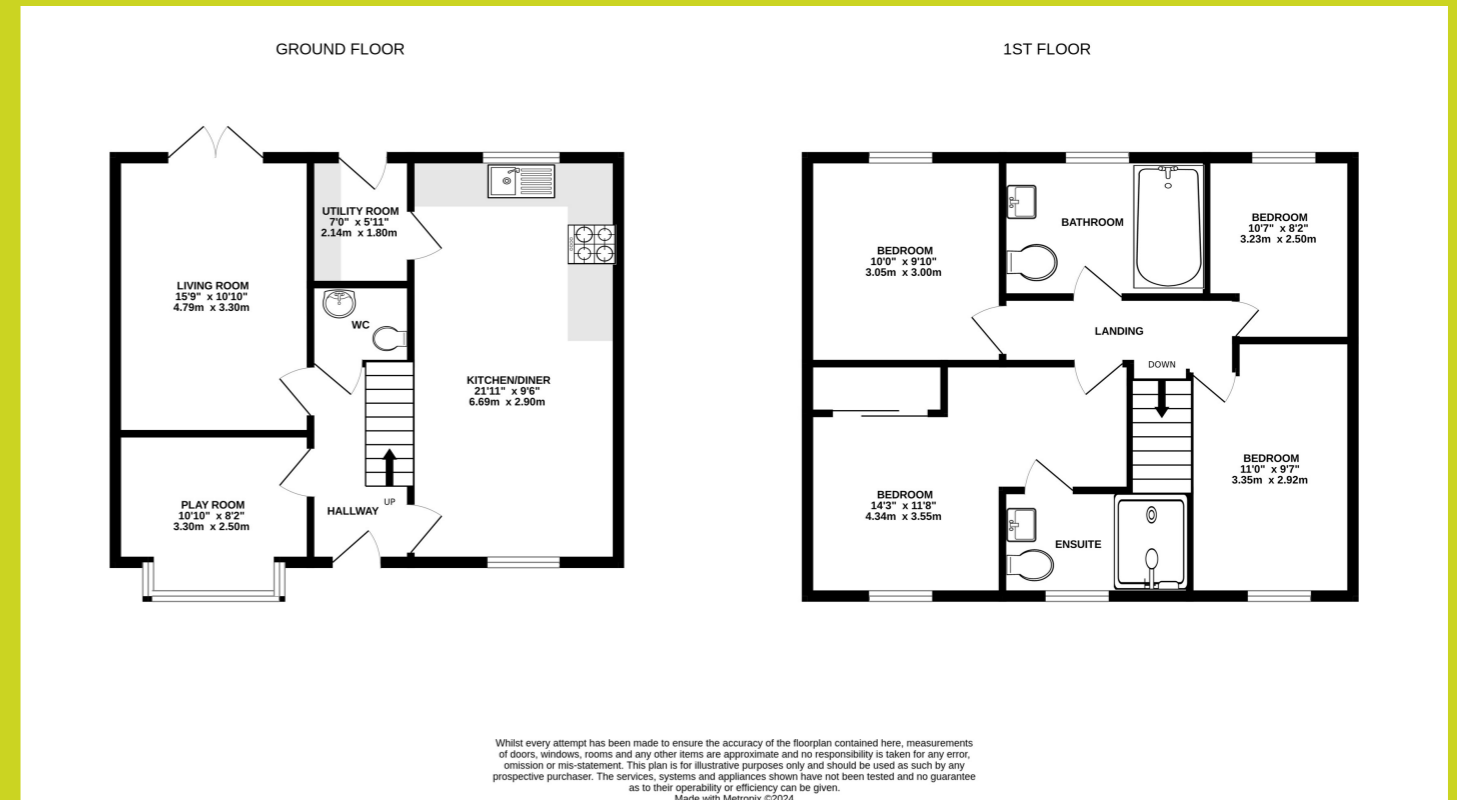
In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

## 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 will be no delay in agreeing the sale.

## Council Tax Band

At the time of writing the council tax band for this property is band E.



The above floor plans are not to scale and are shown for indication purposes only.

