

Burdock Crescent | Ipswich | IP1 6FH

OIEO: £240,000 Freehold



ipswich & suffolk estate agents
Part of the Your Ipswich Group

Burdock Crescent, Ipswich, IP1 6FH

INTRODUCTION

A stylish and well proportioned two double bedroom modern attached home, located in the highly sought North of Ipswich within the desirable Henley Gate development. Constructed in late 2022 by Crest Nicholson and benefitting from the remaining NHBC warranty of approximately 7 years, the spacious accommodation comprises; entrance hall, fully fitted kitchen-diner, living room and cloakroom on the ground floor with landing, two double bedrooms, en-suite shower room off bedroom one and family bathroom on the first floor. Further benefits include various superior upgrades including; integrated kitchen appliances, Amtico flooring on the ground floor and bath/shower rooms, custom made Venetian window blinds, built-in sliding mirror fronted double wardrobe and Roman blackout blind in bedroom one, fibre internet connection in entrance hall cupboard with structured network cabling to living room and bedroom one, Cat6 data points in living room, upgraded tiling package and thermostatic shower over bath in main bathroom. To the outside front the outlook is meadowland, there is driveway off-road parking for two vehicles and the additional benefit of an electric car charging point. The pleasant South facing rear garden consists of lawn, entertainment patio, wooden shed and an external tap. Early viewing to fully appreciate this exceptional home is highly advised.

SHELTERED ENTRANCE

Composite front door to entrance hall.

ENTRANCE HALL

Radiator, built-in cupboard housing gas fired boiler and fibre internet connection with structured cabling network to living room and bedroom one, under stairs recess, stairs rising to first floor, Amtico flooring, doors to.

KITCHEN-DINER

15' 11" x 6' 11" approx. (4.85m x 2.11m) Double glazed window with Venetian blind to front, radiator, a comprehensive range of base and eye level fitted cupboard and drawer units, grain effect work surfaces with inset stainless steel sink drainer unit and mixer tap, built-in electric oven, inset gas hob with extractor over, integrated dish-washer, fridge-freezer and washing machine, Amtico flooring.

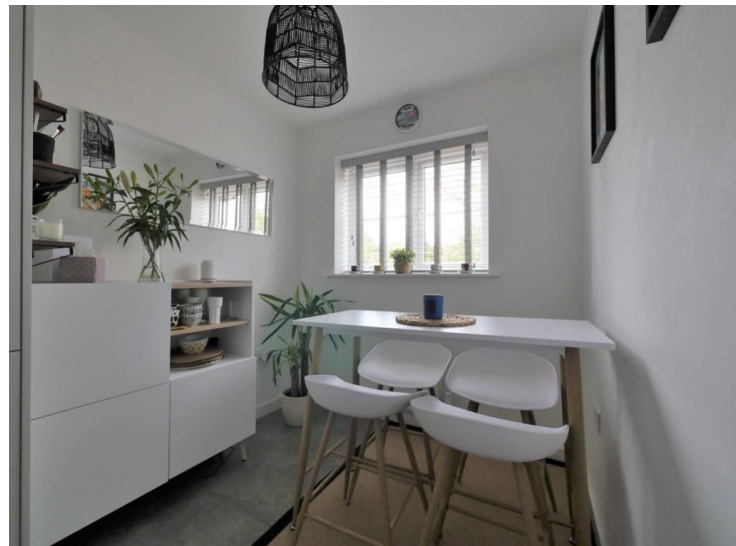
LIVING ROOM

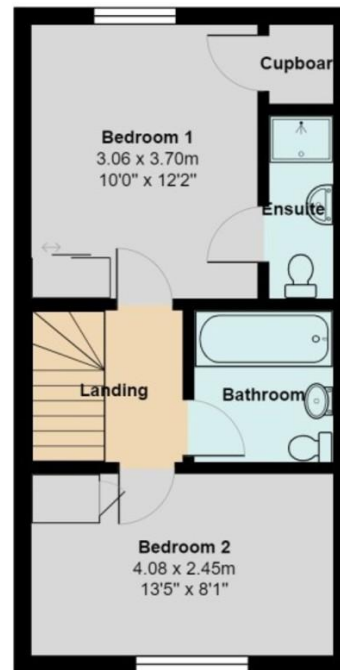
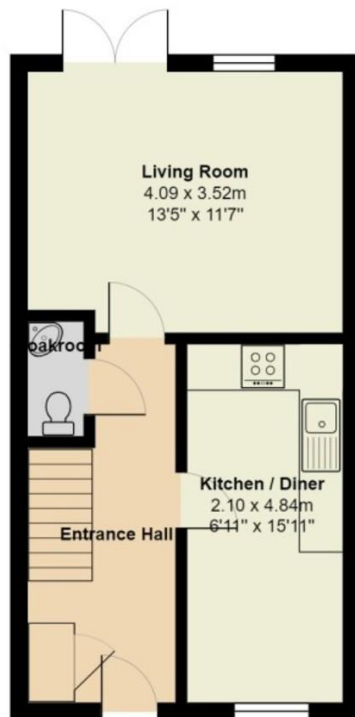
13' 5" x 11' 7" approx. (4.09m x 3.53m) Double glazed window to rear, double glazed French doors opening out to garden, radiator, television point with Cat6 data points, high speed internet connection point, Amtico flooring.

CLOAKROOM

Radiator, low level WC, pedestal hand-wash basin with mixer tap, Amtico flooring.

STAIRS RISING TO FIRST FLOOR





LANDING

Loft access hatch with drop-down ladder to predominantly boarded loft space with shelving into eaves and light, doors to.

BEDROOM ONE

12' 2" x 10' approx. (3.71m x 3.05m) Double glazed window to rear, radiator, built-in sliding mirror fronted double wardrobe, large built-in storage cupboard/walk in wardrobe, high speed internet connection point, door to en-suite.

EN-SUITE SHOWER ROOM

Heated towel rail, shower cubicle with thermostatic shower, pedestal hand-wash basin with mixer tap, low level WC, medicine cabinet, part tiled walls, inset ceiling lights, shaver socket, extractor fan.

BEDROOM TWO

13' 5" x 8' 1" approx. (4.09m x 2.46m) Double glazed window to front with outlook over part wooded meadowland, radiator, built-in shelved storage cupboard.

BATHROOM

Heated towel rail, panelled bath with mixer tap and thermostatic shower over, pedestal hand-wash basin with mixer tap, low level WC, shaver socket, extractor fan, inset ceiling lights.

OUTSIDE

To the outside front the outlook is of part wooded meadowland, there is brick paved driveway off-road parking for two vehicles and the additional benefit of an electric car charging point. The pleasant South facing rear garden consists of lawn, entertainment patio, wooden shed and an external tap, there is gated pedestrian access to a passageway and wooden fencing to boundaries. There are various visitor parking bays on the development.

IPSWICH BOROUGH COUNCIL

Tax band C - Approximately £2,096.48 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Castle Hill Primary and Ormiston Endeavour High.

MAINTENANCE CHARGE

Preim Managing agents charged approximately £258.56 (2025-2026) for maintenance and upkeep of the surrounding communal areas and amenity spaces. This charge may vary depending on costs and is an annual requirement.

DIRECTIONS

From Valley Road and heading North on Henley Road, in 0.6 miles at the traffic lights turn right onto Oxlip Boulevard, in 90 yards turn left onto Burdock Crescent, the property is found on the right-hand side.

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>

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

HENLEY GATE DEVELOPMENT

There are local walks with pedestrian overpass connections to Westerfield which are currently under construction, there is a proposed new primary school, feature lagoons and coffee shop.

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.

Energy performance certificate (EPC)			
Burdock Crescent IPSWICH IP1 6FH	Energy rating	Valid until: 16 October 2032	
	B	Certificate number:	9360-3183-1000-2692-3485
Property type		Mid-terrace house	
Total floor area		71 square metres	



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

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