



Burns Road, Ipswich, IP1 6ES

Guide Price £315,000 Freehold



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Burns Road, Ipswich, IP1 6ES

SUMMARY

A substantially extended and superbly presented four double bedroom semi-detached family home fringing the Crofts in the popular North West of Ipswich, convenient to local shops and Whitehouse Park. The impressive accommodation which is of good proportions and displays many bespoke design features, briefly comprises; entrance hall, sitting room, striking contemporary lounge-kitchen-diner with quartz work surfaces and peninsular breakfast bar, bathroom and wet room on the ground floor, with landing, four bedrooms and shower room on the first floor. To the outside the frontage provides ample off-road parking on a brick paved driveway whilst to the rear there is an easy keep garden with artificial lawn, entertainment patio, and excellent timber framed outbuilding with mains power and lighting which could be adapted to make additional family/work from home space or storage/workshop. Early viewing is highly recommended.



VERANDA STYLE SHELTERED ENTRANCE

Double glazed door to hallway.

HALLWAY

Tall obscured double glazed window to front, two radiators, stairs rising to first floor, door to.

SITTING ROOM

14' 8" x 13' approx. (4.47m x 3.96m) Double glazed shallow bay window to front, radiator, built-in storage cupboard.

NOTE** There is currently a traditional style cast iron fireplace with a polished granite surround, hearth and mantle which will be replaced with an alternative of the seller's choice.

LOUNGE-KITCHEN-DINER

22' 8" max. x 21' 9" max. approx. (6.63m x 6.32m) KITCHEN & DINING AREA - 22' 8" x 11' 11" approx.

LOUNGE AREA - 13' 11" x 9' 10" approx.

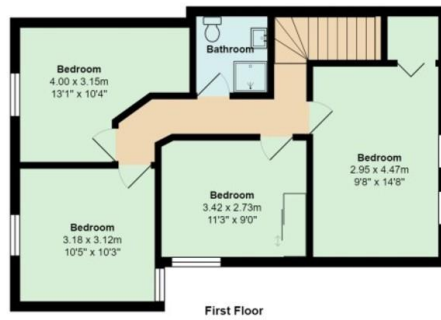
Two double glazed windows to rear, two French doors opening to garden, modern vertical radiator, traditional radiator, a comprehensive contemporary range of base and eye level fitted cupboard and drawer units, quartz work surfaces and matching peninsular breakfast bar, ceramic sink drainer unit with flexi-mixer tap, integrated dish-washer, space for range cooker, under counter spaces for washing machine and tumble dryer, space for fridge-freezer, wood effect flooring, corridor with radiator leading to side lobby.

NOTE** Appliances that aren't integrated may be available by separate negotiations with the seller.

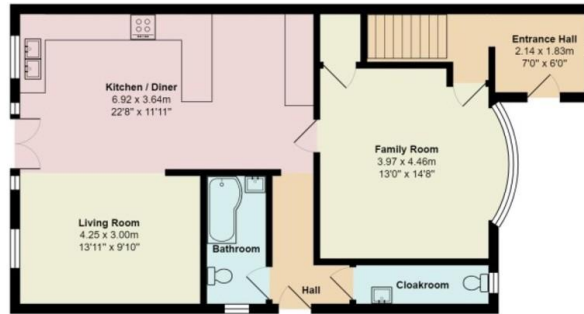
SIDE LOBBY

Double glazed door opening to outside side passage, doors to.





First Floor



Ground Floor

Total Area: 138.2 m² ... 1487 ft²
 All measurements are approximate and for display purposes only

BATHROOM

Obscured double glazed window to side, part vaulted ceiling with roof window, chrome heated towel rail, shaped shower bath with mixer tap and shower attachment, and fixed head electric shower with separate rinser, mounted hand-wash basin with mixer tap and drawer unit under, low level WC, extractor fan.

WETROOM

Obscured double glazed window to front, chrome heated towel rail, electric shower over self-draining floor, mounted hand-wash basin with mixer tap and cupboard unit under, low level WC, fully tiled walls, extractor fan.

STAIRS RISING TO FIRST FLOOR

LANDING

Radiator, loft access via loft hatch with drop down ladder to fully boarded loft space with light, doors to.

BEDROOM ONE

14' 8" x 9' 8" approx. (4.47m x 2.95m) Twin double glazed windows to front, radiator, built-in cupboard with double glazed window to front housing modern wall mounted gas fired boiler.

BEDROOM TWO

11' 3" x 9' approx. (3.43m x 2.74m) Double glazed window to side, radiator, fitted sliding mirror fronted wardrobe.

BEDROOM THREE

10' 5" x 10' 3" approx. (3.18m x 3.12m) Double glazed windows to front and rear, radiator.

BEDROOM FOUR

13' 1" max. x 10' 4" max. approx. (3.99m x 3.15m) Double glazed window to rear, radiator.

SHOWER ROOM

Chrome heated towel rail, shower cubicle with fixed head thermostatic shower and separate rinser, mounted hand-wash basin with mixer tap and cupboard unit under, and low level WC, extractor fan.

OUTSIDE

To the outside the frontage provides ample off-road parking on a brick paved driveway whilst to the rear there is an easy keep garden with artificial lawn, entertainment patio and excellent outbuilding with mains power and lighting which could be adapted to make additional family/work from home space or storage/workshop.

OUTBUILDING

Sheltered front aspect and double glazed front entry door, mains power and lighting.

ROOM 1 - 13' 9" x 11' 9" approx. Double glazed French doors through to Room 2.

ROOM 2 - 13' 9" x 9' approx. Double glazed window to front.

IPSWICH BOROUGH COUNCIL

Tax band A - Approximately £1,502.70 PA (2024-2025).

NEAREST SCHOOLS (.GOV ONLINE)

The Beeches Primary and Westbourne Academy High.

DIRECTIONS

Leaving Ipswich town centre and heading in a North Westerly direction along Norwich Road, at the traffic lights turn right onto Meredith Road, at the junction turn left onto Shakespeare Road, at the roundabout take the second exit and continue along Shakespeare Road, take the first right-hand turn onto Burns Road, the property is found on the left hand-side.

CONSUMER PROTECTION REGULATIONS 2008

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 Consumer Protection Regulations 2008, 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

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Energy performance certificate (EPC)			
Burns Road IPSWICH IP1 6ES	Energy rating	Valid until:	13 February 2027
	D	Certificate number:	9048-6022-7292-1543-4900
Property type	Semi-detached house		
Total floor area	74 square metres		



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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