



4 VENTRIS CLOSE

FROST & PARTNERS

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IPSWICH | SUFFOLK | IP2 0DB



A very well presented and spacious four/five bedroom detached house with kitchen/dining room, sitting room, study/bedroom 5 and shower room on the ground floor, together with four bedrooms and a family bathroom on the first floor. Outside, there is an integral single garage, off road parking for two vehicles and generous rear gardens with a hot tub. All located in a peaceful and sought after area on the outskirts of Ipswich.

The property is accessed via a porch, which leads to an entrance hallway with staircase rising to the first floor, storage cupboard and doors to the ground floor accommodation.

The kitchen/dining room has dual aspect windows to the side and rear overlooking the gardens, French doors leading out onto the patio and comprising a sink unit inset into worksurfaces with an extensive range of cupboards and drawers above and below, integrated appliances including: oven and grill, hob with extractor over and dishwasher, space and plumbing for washing machine and a door into the garage. The sitting room and study/bedroom 5 both have dual aspect windows to the front and side. The ground floor shower room has a window to the side and a white suite comprising low level wc, wash basin, shower cubicle and heated towel rail.

On the first floor, there is a landing with doors to four double sized bedrooms; two of which benefit from built-in wardrobes and the family bathroom, which has a window to the side and a white suite comprising low level wc, wash basin, free-standing bath and a heated towel rail.



Outside, to the front, there is an area of lawn to the side and a driveway providing off road parking for two vehicles and leading to the single garage. There is a side gate leading to the rear gardens, which are of a split level nature, with an attractive patio seating area with a hot tub, raised flower bed planters and steps down to a good sized lawn with a variety of mature trees and shrubs. All bounded by close boarded fencing.

Guide Price - £475,000

Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E



GROUND FLOOR



1ST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	