



Blackheath Avenue, Ipswich, IP3 8XP

Guide Price £390,000 Freehold



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SUMMARY

Perfectly positioned at the end, and one of only three exceptional townhouses boasting handsome exteriors and superior proportions arranged over three levels, lies this premium four double bedroom family residence, desirably located in the prime residential development of Ribbans Park to the favourite East of Ipswich, convenient to Copleston school, Derby Road train station, and local shops and amenities. The impeccably styled executive accommodation offers excellent versatility for the larger family comprising; spacious entrance reception, striking open plan kitchen-dining and sitting room with fully fitted kitchen, comfortable sitting area and ample dining space, and utility/cloakroom on the ground floor, with landing, principal bedroom suite with en-suite shower room and bedroom four on the first floor, with landing, bedrooms two and three, and family bathroom on the second floor. To the outside there is a brick paved driveway which provides parking and detached garage access, and gated pedestrian access reveals the attractive, southerly facing enclosed garden mainly laid to lawn with entertainment and barbecue patios, all backing onto a bowling green and enjoying an uninterrupted outlook. Ribbans Park itself boasts beautiful array of period and contemporary style homes with a variety of leafy spaces and play areas. Early viewing is highly advised to fully appreciate this luxurious, and comfortable family home.

COMPOSITE FRONT DOOR TO

ENTRANCE RECEPTION

Radiator, wood effect luxury vinyl tile flooring, stairs rising to first floor, doors to.

KITCHEN-DINING & SITTING ROOM

14' 7" x 29' 5" max. approx. (4.44m x 8.97m) Double glazed window to side, three radiators, contemporary range of gloss fronted base and eye level cupboard and drawer fitted units, under unit courtesy lighting over wood effect work surfaces with extending peninsular breakfast bar, inset stainless steel sink drainer unit with mixer tap, built-in double oven and grill with inset gas hob and extractor chimney over, integrated dish-washer and fridge-freezer, Metro style tiled splash backs, wood effect luxury vinyl tile flooring, double glazed French doors with matching side casements opening out to garden.

UTILITY/CLOAK ROOM

Obscured double glazed window to front, radiator, base and eye level fitted cupboard units, cupboard concealing wall mounted gas fired boiler, pedestal hand-wash basin with mixer tap, low level WC with concealed cistern, wood effect luxury vinyl tile flooring, extractor fan.

STAIRS RISING TO FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to front, doors to principal bedroom and bedroom four, stairs rising to second floor landing.





Total Area: 152.5 m² ... 1641 ft²

PRINCIPLE BEDROOM

14' 4" x 16' 1" max. approx. (4.37m x 4.9m) Dual aspect with twin double glazed windows to rear, and one double glazed window to side, radiator, recessed dressing area with sliding mirror fronted triple wardrobe, television and telephone points, door to en-suite.

PRINCIPLE BEDROOM EN-SUITE

Radiator, double shower cubicle with thermostatic shower, wall hung hand-wash basin with mixer tap, low level WC with concealed cistern and vanity surface atop, part tiled walls, tiled floor, extractor fan.

BEDROOM FOUR

7' 8" x 13' 9" approx. (2.34m x 4.19m) Double glazed window to front, radiator, television point.

STAIRS RISING TO SECOND FLOOR

SECOND FLOOR LANDING

Built-in cupboard, loft access, doors to bedrooms two and three, and family bathroom.

BEDROOM TWO

14' 3" x 12' 3" max. approx. (4.34m x 3.73m) Twin double glazed windows to rear, one double glazed window to side, radiator, television point.

BEDROOM THREE

10' 9" x 11' 11" max. approx. (3.28m x 3.63m) Twin double glazed windows to front, radiator.

FAMILY BATHROOM

Radiator, panel bath with central mixer tap and side screen, wall mounted hand-wash basin with mixer tap, low level WC with concealed cistern and vanity surface atop, inset ceiling lights, part tiled walls, tiled floor, extractor fan.

OUTSIDE

To the outside there is a sweeping brick paved shared driveway, nicely set back from the road by a tree lined verge and pavement, which separates to provide private parking and detached single garage access. Gated pedestrian access reveals the attractive, southerly facing enclosed garden mainly laid to lawn with dual entertainment and barbecue patios, all backing onto a bowling green and enjoying an uninterrupted outlook. Ribbons Park itself boasts beautiful array of period and contemporary style homes with a variety of leafy spaces and play areas.

GARAGE

9' 9" x 22' 11" approx. (2.97m x 6.99m) Up and over entry door, personal door to rear garden, mains power and lighting.

ESTATE CHARGES

Approximately £126.21 payable every 6 months (01/04/2025 to 30/09/2025). Approximate total £252.42 PA.

IPSWICH BOROUGH COUNCIL

Tax band D - Approximately £2,358.54 PA (2025-2026).

NEAREST SCHOOLS (.GOV ONLINE)

Britannia primary and Copleston High secondary.

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

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)

Blackheath Avenue IPSWICH IP3 8XP	Energy rating C	Valid until:	7 September 2035
		Certificate number:	0018-0209-4305-5852-3010
Property type		End-terrace house	
Total floor area		130 square metres	



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

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