



**Ribbans Park Road, Ipswich IP3 8XS**

**welcome to**

**Ribbans Park Road, Ipswich**

**\*\*STUNNING DETACHED FAMILY HOME \*\*FIVE BEDROOMS \*\*OPEN PLAN KITCHEN/DINER \*\*CLOAKROOM \*\*UTILITY AREA \*\*STUDY \*\*EN-SUITE  
\*\*FIRST FLOOR BATHROOM \*\*OFF ROAD PARKING \*\*DETACHED GARAGE \*\*QUIET LOCATION \*\*EASY ACCESS TO ALL AMENITIES \*\*VIEWINGS  
HIGHLY RECOMMENDED**



## **Entrance Door Into-**

### **Hallway**

Stairs to first floor.

### **Study**

8' 11" x 6' 11" ( 2.72m x 2.11m )

Double glazed window to the front.

### **Living Room**

21' 3" x 12' 5" ( 6.48m x 3.78m )

Double glazed bay window to the front and window to the side. French doors into-

### **Kitchen/Diner**

26' 2" x 11' 3" ( 7.98m x 3.43m )

One and a quarter sink unit with mixer taps over. Adjoining work surface with under cupboards and drawers and matching base units. Built in double electric ovens with fitted gas hob and extractor hood over. Fitted dishwasher and fridge freezer. Wall mounted boiler with double glazed doors and windows to the rear.

### **Utility Area/Cloakroom**

6' 11" x 6' 2" ( 2.11m x 1.88m )

Space for washing machine, with work surface. Pedestal wash hand basin and low-level W/C. Obscured double glazed window to the side.

### **Landing**

Access to loft and built in airing cupboard.

### **Bedroom One**

19' 9" x 12' 8" ( 6.02m x 3.86m )

Double glazed bay window to the front and fitted wardrobes.

### **En-Suite**

Three-piece suite comprising of shower cubical, vanity wash hand basin and low-level W/C. Tiled flooring and walls. Obscured double glazed window to the side.

### **Bedroom Two**

10' 2" x 9' 11" ( 3.10m x 3.02m )

Double glazed window to the rear and fitted wardrobe.

### **Bedroom Three**

11' 11" x 8' 4" ( 3.63m x 2.54m )

Double glazed window to the rear.

### **Bedroom Four**

10' 1" x 9' 4" ( 3.07m x 2.84m )

Double glazed window to the front.

### **Bedroom Five**

10' x 8' 1" ( 3.05m x 2.46m )

Double glazed window to the rear.

### **Bathroom**

Three-piece suite comprising of enclosed bath with shower over, pedestal wash hand basin and low-level W/C. Half tiled with obscured double glazed to the side.

### **Outside**

#### **Front Garden**

Mostly laid to lawn with brick paving to the side for off road parking leading to a detached garage.

#### **Garage**

Up and over door and power and light.

#### **Rear Garden**

Enclosed by panel fencing and mainly laid to lawn. Seating area.



***view this property online*** [williamhbrown.co.uk/Property/IPW103661](http://williamhbrown.co.uk/Property/IPW103661)





**welcome to**

## **Ribbans Park Road, Ipswich**

- Ribbans Park Development
- Five Bedroom Detached House
- Study
- Open Plan Kitchen
- Cloakroom

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

**£525,000**



**view this property online** [williamhbrown.co.uk/Property/IPW103661](http://williamhbrown.co.uk/Property/IPW103661)



Property Ref:  
IPW103661 - 0003

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01473 721965**



[IpswichEast@williamhbrown.co.uk](mailto:IpswichEast@williamhbrown.co.uk)



33 Woodbridge Road East, IPSWICH, Suffolk,  
IP4 5QN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**

Please note the marker reflects the  
postcode not the actual property